



# ARBOR RESOURCES

professional consulting arborists and tree care

---

## ARBORIST REPORT

### THE OAKS AT LOS GATOS 400 BLOSSOM HILL ROAD LOS GATOS, CALIFORNIA

**Submitted to:**

Swenson  
777 North 1<sup>st</sup> Street, 5<sup>th</sup> Floor  
San José, CA 95112

**Prepared by:**

David L. Babby  
*Registered Consulting Arborist® #399*  
*Board-Certified Master Arborist #WE-4001B*

Initial: August 1, 2011  
Revised: May 31, 2017  
Revised: March 20, 2018  
Revised: May 1, 2018  
**Current: August 3, 2018**

V-18-002  
RECEIVED  
5-17-042  
AUG 20 2018  
U-17-077  
TOWN OF LOS GATOS  
PLANNING DIVISION

## TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
1.0	INTRODUCTION .....	1
2.0	TREE COUNT AND COMPOSITION .....	2
3.0	SUITABILITY FOR PRESERVATION .....	4
4.0	POTENTIAL TREE DISPOSITION .....	5
5.0	APPRAISED TREE VALUES .....	8
6.0	TREE PROTECTION MEASURES .....	8
6.1	Design Guidelines .....	8
6.2	Before Demolition, Grading and Construction .....	12
6.3	During Demolition, Grading and Construction .....	15
7.0	ASSUMPTIONS AND LIMITING CONDITIONS .....	18

---

## EXHIBITS

<u>EXHIBIT</u>	<u>TITLE</u>
A	TREE INVENTORY TABLE (18 sheets)
B	SITE MAP (1 sheet)
C	PHOTOGRAPHS (18 sheets)

## 1.0 INTRODUCTION

Swenson is planning to redevelop 400 and 420 Blossom Hill Road, Los Gatos, a site bordered by multi-family housing to the north, Blossom Hill Road to the south, Highway 17 to the west, and S.J.W.W. to the east. The project consists of demolishing two existing buildings, and constructing an assisted living facility named *The Oaks at Los Gatos* (and will hold the address 400 Blossom Hill Road). As part of the planning submittal, Swenson has retained me to prepare this *Arborist Report*, and specific tasks assigned to execute are as follows (for conforming with Sections 29.10.1000 and 29.10.1005 of the Town Code):

- Visit the site, performed on 5/19/17, 5/30/17, 3/7/18 and 4/27/18, to identify "protected trees"<sup>1</sup> located either within, immediately adjacent to, or overhanging areas where development activities are planned (to include trees both on and offsite).
- Determine each tree's trunk diameter at 54 inches above natural grade (rounded to the nearest inch). Trees with more than one diameter listed are formed by multiple trunks.
- Estimate each tree's average canopy spread (rounded to nearest fifth).
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Designate each tree's suitability for preservation (e.g. high, moderate or low).
- Assign numbers to the trees, which are shown on the site map in Exhibit B; the map is a copy of the *Existing Conditions and Demolition Plan* (Sheet C1), prepared by Civil Engineering Associates and dated 4/24/18.
- Identify which are defined by Town Code as a "large protected tree."<sup>2</sup>
- Utilize photographs presented in my prior 5/1/18 report; see Exhibit C (photos represent existing conditions, and were obtained in either 2011, 2017 or 2018).
- Appraise the monetary values of protected trees planned for retention.
- Review the entire 3/14/18 plan set submittal to ascertain potential impacts.
- Provide project specific protection measures to help mitigate or avoid impacts to retained trees.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

---

<sup>1</sup> Section 29.10.0960 of the Town Code defines a protected tree as having a  $\geq 4$ " diameter trunk at 54" above natural grade. Exempt from this provision are fruit- or nut-bearing trees with trunk diameters  $< 18$ ", as well as select tree types listed within Section 29.10.0970(2) and having trunk diameters  $< 24$ " (pursuant to Section 29.10.0970 of the Code).

<sup>2</sup> Section 29.10.0955 of the Town Code defines a large protected tree as any *Quercus* sp., *Aesculus californica* or *Arbutus menziesii* with a diameter  $\geq 24$ ", or any other non-exempt species with a diameter of  $\geq 48$ " (measured 54" above natural grade).



Specific information regarding each tree is presented within the inventory table in **Exhibit A**. The trees' locations and assigned numbers are identified within the site map in **Exhibit B**, and photographs are presented in **Exhibit C**.

As illustrated in the previous table, the site is populated predominantly by native oaks (coast live and valley), followed by California buckeyes and Pacific willows.

Thirty (30) trees are located on neighboring properties, and were inventoried for this report due to overhanging the site or being in direct proximity of anticipated offsite improvements; they include #1, 41-43, 49, 54-59, 94-101 and 137-147.

As previously mentioned, all 139 inventoried trees are defined as protected trees per Town Code. Of these, the following 39 are defined as large protected trees: #12, 16-18, 21, 28, 29, 36, 38-40, 45, 51, 53-60, 64, 66, 68, 69, 72, 78, 79, 83, 84, 90, 93-95, 97, 99-101, 142 and 143.

For identification purposes, round-metal tags with corresponding engraved numbers can be found affixed to the trunks or major limbs of trees. The exception to this includes the following: offsite trees #41, 42, 43, 49, 138 and 139, which are setback from the shared northern wall, and offsite trees #140 thru 147, which originate a notable distance inside the Caltrans Highway 17 easement. For #140 thru 147, tags were tied to a cable along the top of chain link fencing bordering the Caltrans property.

### 3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a “high,” “moderate” or “low” suitability for preservation rating as a means to cumulatively measure its existing health; structural integrity; anticipated life span; remaining life expectancy; prognosis; location; size; particular species; tolerance to construction impacts; growing space; frequency of care needed; and safety to property and persons within striking distance. Descriptions these ratings are presented below; the high category is comprised of 12 trees (or 9%), the moderate category 69 (or 49%), and the low category 58 (or 42%).

**High:** Applies to #12, 16, 17, 38, 40, 60, 83, 85, 94, 96, 97 and 104.

These trees appear relatively healthy and structurally stable; have no apparent, significant health issues or structural defects; present a good potential for contributing long-term to the site; and seemingly require only periodic or regular care and monitoring to maintain their longevity and structural integrity. They are typically the most suitable for retaining and incorporating into the future landscape.

**Moderate:** Applies to #2-7, 11, 13-15, 18-20, 22, 29, 36, 39, 41-43, 55, 57, 58, 62-64, 66, 67, 70, 73, 77-79, 81, 84, 86-93, 98-101, 103, 105, 108, 111, 114, 121, 122, 125, 129 and 133-135 and 138-147.

These trees contribute to the site, but at levels less than those assigned a high suitability; might have health and/or structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care is typically required for their remaining lifespan. They may be worth retaining, if provided proper care, but not seemingly at significant expense or major design revisions.

**Low:** Applies to #1, 8-10, 21, 23-28, 30-33, 35, 37, 45, 46, 49, 51, 53, 54, 56, 59, 61, 65, 68, 69, 72, 74, 75, 80, 82, 95, 102, 106, 107, 109, 110, 112, 113, 115-120, 123, 124, 126-128, 130-132, 136 and 137.

These trees are either dead, dying or have serious or significantly weakened health and/or structural issues expected to worsen regardless of tree care measures employed (i.e. beyond likely recovery). Their removal is recommended regardless of future development, and in the case of trees #28, 49 and 123, they are dead.

## 4.0 POTENTIAL TREE DISPOSITION

The following summarizes the anticipated tree disposition presented on the proposed plans:

- **Remove** (58 in total): #18-33, 35, 37, 45, 51, 53, 64-70, 72-74, 77-81, 83-85, 87, 88, 90, 102-106, 108, 109, 111, 115, 124, 125, 130 and 133-136.
- **Retain** (81 in total): #1-17, 36, 38-43, 46, 49, 54-63, 75, 82, 86, 89, 91-101, 107, 110, 112-114, 116-123, 126-129, 131, 132 and 137-147.

The table below, and continued on the next few pages, summarizes underlying reasons for removing the 58 trees. Protection measures to help mitigate or avoid impacts to the 81 trees planned for retention are provided within Section 6.0 of this report.

TREE #	NAME	DIAMETER (in.)	REASON(S) FOR REMOVAL
18	Coast live oak	31	Parking lot footprint
19	Coast live oak	13	Parking lot footprint
20	Coast live oak	16	Parking lot footprint
21	Pacific willow	84	Severe grading impacts, poor/weak condition
22	Coast live oak	7	Parking lot footprint
23	Pacific willow	6, 6, 4, 3	Parking lot footprint, poor/weak condition
24	Pacific willow	8, 6, 6	Parking lot footprint, poor/weak condition
25	Pacific willow	7, 4, 4, 4, 4, 3, 3, 2	Parking lot footprint, poor/weak condition
26	Pacific willow	14, 13, 10	Parking lot footprint, poor/weak condition
27	Pacific willow	13, 5, 2	Parking lot footprint, poor/weak condition
28	Coast live oak	32	Dead, parking lot footprint, poor/weak condition
29	Coast live oak	30, 18, 9	Parking lot footprint
30	Pacific willow	6	Parking lot footprint, poor/weak condition
31	Pacific willow	6	Parking lot footprint, poor/weak condition
32	Pacific willow	7	Parking lot footprint, poor/weak condition

Table continued:

TREE #	NAME	DIAMETER (in.)	REASON(S) FOR REMOVAL
33	Pacific willow	9, 3, 3	Parking lot footprint, poor/weak condition
35	Pacific willow	35	Parking lot footprint, poor/weak condition
37	Pacific willow	10	Parking lot footprint, poor/weak condition
45	Pacific willow	22, 22, 18	Poor/weak condition, significant grading impacts
51	Coast live oak	25	Drainage features, severe grading impacts, building construction, poor/weak condition
53	Coast live oak	41	Building footprint, poor/weak condition
64	Coast live oak	30	Severe grading impacts, building construction
65	Blue elderberry	13	Building footprint and construction, poor/weak condition
66	Coast live oak	39	Grading footprint, building construction
67	Coast live oak	20	Severe grading impacts
68	Valley oak	36	Building footprint, poor/weak condition
69	Coast live oak	25	Building footprint, poor/weak condition
70	Valley oak	20	Grading footprint, building construction
72	Coast live oak	25, 24, 21	Grading footprint, building construction, poor/weak condition
73	Coast live oak	18	Grading footprint
74	Coast live oak	9	Severe grading impacts, poor/weak condition
77	Coast live oak	23	Building footprint
78	Valley oak	15, 22	Grading footprint, building construction
79	Coast live oak	22, 18, 16	Grading footprint, building construction, storm drain
80	Eastern redbud	5, 4, 3, 3	Grading footprint, building construction, poor/weak condition
81	Eastern redbud	9	Grading footprint, building construction
83	Coast live oak	29	Building footprint
84	Coast live oak	36	Building footprint

Table continued:

TREE #	NAME	DIAMETER (in.)	REASON(S) FOR REMOVAL
85	Coast live oak	15	Grading footprint, building construction
87	Coast live oak	7	Grading footprint, building construction
88	Coast live oak	7	Grading footprint, building construction
90	Coast live oak	11, 8, 6	Severe grading impacts
102	Coast live oak	12	Building footprint, poor/weak condition
103	Coast live oak	13	Building footprint
104	Coast live oak	13	Building footprint
105	Coast live oak	11	Building footprint
106	California buckeye	4, 4, 3	Building footprint and construction, poor/weak condition
108	Blue elderberry	11, 9, 6	Grading footprint, building construction
109	California buckeye	5	Grading footprint, building construction, poor/weak condition
111	California buckeye	10	Grading footprint, building construction
115	California buckeye	4, 4	Severe grading impacts, poor/weak condition
124	California buckeye	5	Grading footprint, building construction, poor/weak condition
125	California buckeye	6, 3, 2	Grading footprint, building construction
130	Blue elderberry	5	Grading footprint, building construction, poor/weak condition
133	California buckeye	9, 4	Severe grading impacts
134	Coast live oak	21	Severe grading impacts
135	Pacific willow	7	Parking lot footprint
136	Pacific willow	5, 4, 4, 3, 3, 3, 3, 2	Parking lot footprint

Of the 58 removals, the following 17 are defined by Town Code as large protected trees: #18, 21, 28, 29, 45, 51, 53, 64, 66, 68, 69, 72, 78, 79, 83, 84 and 90.

## 5.0 APPRAISED TREE VALUES

The monetary value of each tree planned for retention, 81 in total (refer to Section 4.0 for a listing), has been appraised to conform with Section 29.10.1000(c)(3a) of the Los Gatos Town Code. Individual values are listed within the last column of Exhibit A, and their combined total equals \$271,740.

Values were calculated using the *Trunk Formula Method* derived from the *Guide for Plant Appraisal, 9<sup>th</sup> Edition*, 2000, and in conjunction with the *Species Classification and Group Assignment*, 2004 (published by the Western Chapter of the ISA).

## 6.0 TREE PROTECTION MEASURES

Recommendations presented within this section consider plans reviewed, and serve as protection measures to help mitigate or avoid impacts to trees being retained, to include for both those inventoried and not inventoried for this report. They should be carefully followed and incorporated into project plans, and I (hereinafter "project arborist") should be consulted in the event any cannot be feasibly implemented.

### 6.1 Design Guidelines

1. The assigned Tree Protection Zone (TPZ) for each retained tree consists of the following prescribed setbacks (all distances intended to be obtained the closest edge, face of, their outer perimeter at soil grade):
  - #75, 82, 86, 89, 91, 92, 93, 98, 107, 110, 119, 126 and 129: 15 feet from their trunks up to 30 inches (or less) from back of wall and beyond in all directions.
  - #97: 30 feet from its trunk up to 30 inches (or less) from back of wall and beyond in all directions.
  - For all others: Within designated-fenced areas delineated and identified on the map in Exhibit B.

A TPZ is intended to restrict or highly limit the following activities within specified distances: overexcavation, subexcavation, trenching, compaction, mass and finish-grading, soil scraping, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, stockpiling and dumping of materials, and equipment and vehicle operation. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.

2. The retaining wall's shoring design should be designed and installed with no lateral overexcavation or other ground disturbance (e.g. compaction and trenching); one possible method is shotcrete with soil nailing (nails driven at least 3 to 4 feet below ground and at a downward angle). Should this not be feasible, then overexcavation and other ground disturbance shall be confined to 30 inches from the back of wall, and tiebacks avoided or reviewed beforehand. Any fill placed beyond the wall (i.e. towards the trees) should be confined to 24 inches from the wall's edge.
3. Recommendations for design revisions to lessen potential impacts are as follows:
  - a. Relative to the existing 8-inch fire service line, add a note to C1 specifying its abandonment where within 25 feet from #97's trunk.
  - b. Shift the proposed water line and meter away from #2's trunk for a 7-foot setback, which places the meter and line 5 feet from #1's trunk.
  - c. Shift the proposed drain line and bio retention area north towards the space/area currently occupied by #21, and at distances of at least 30 feet from the trunks of #16 and 17.
  - d. For #36, omit the two proposed parking spaces immediately north of its trunk, or increase setbacks from the trunk to accommodate a single parallel parking space there. Also, to the extent possible, reconfigure parking to allow enlarging the island 20 to 25 feet west of the trunk. In the event expansion of the island is not feasible in either direction, note the section of future parking lot within the TPZ, including the curb and gutter, will need building entirely above exposed ground and underlying base material, as well as avoiding soil compaction.

- e. Also for #36, to the extent possible, shift the proposed bioswale farther south to be 25 feet or more from the trunk.
  - f. For #38 thru 40, shift the proposed lot away from the trunks to the extent possible, preferably by at least 15 or 20 plus feet. In areas where this is not possible, the lot, curb and gutter design within their TPZ will need to be built entirely above ground with no soil compaction.
  - g. For #46, the proposed section of parking lot and storm drain line needs to be established entirely above the underlying surface of the existing lot (or pulled away from the trunk to be beyond the tree's TPZ).
4. Constructing sections of parking lot above ground requires means and methods to minimize root loss and damage, while providing water permeability. To help accomplish this, all materials<sup>4</sup> must be built on top of existing unpaved ground, or where applicable, on top of base material underlying the existing asphalt parking lot (i.e. a no-dig design), and the parking lot surface and base materials should be permeable. Suggestions for achieving these items are as follows:
- Lay and pin down Tensar® BX Geogrid ([www.tensarcorp.com](http://www.tensarcorp.com)) on existing, noncompacted ground or the base material surface underlying existing asphalt.
  - Depending on the final parking lot design, perforated, 3-inch diameter tubes are laid on the geogrid and across the entire section of parking lot, have risers on opposite sides of the parking lot, and space apart every 3 to 5 feet (tbd).
  - CU-Structural Soil™ is used for the base material and can be compacted (the local supplier is TMT Enterprises, [www.tmtenterprises.net](http://www.tmtenterprises.net)).
  - The parking lot surface should be permeable, such as permeable asphalt or pavers.
  - Any soil fill used to bevel the top of hardscape or curb to existing grade should be confined to 12 inches from the back of curb.
  - In the event constructing the parking lot requires removing any soil to achieve a particular depth for base material an AirSpade would be utilized, but will require direct supervision by the project arborist to ensure significant roots are retained (the size and amount of roots determined by the project arborist).

---

<sup>4</sup> To include base materials, curb and gutter, edging and forms.

5. Coordinate sheets A1, A2, LS-1 and LS-3 with sheet C1 to respectively show all trees, assigned numbers, and designated removals.
6. Per Section 29.10.1000(C.1) of the Ordinance, a copy of this or a future report providing tree protection measures must be incorporated into the final set of project plans; titled Sheets T-1, T-2, etc. (“Tree Protection Instructions”); and referenced on all site-related project plans. Additionally, all site-related plans should contain notes referring to this report for tree protection measures.
7. On the demolition plan, specify to abandon all existing, unused lines or pipes within a TPZ, and any above-ground section shall be cut off at existing soil grade (rather than being dug up and causing subsequent root damage).
8. On the erosion control design, either by note and/or callout(s), specify any straw wattle or rolls shall require a maximum vertical soil cut of 2 inches for their embedment, and are established as close to canopy edges as possible (and not against a trunk).
9. The permanent and temporary drainage design, including downspouts, should not require water being discharged towards a tree's trunk.
10. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming shall not occur within 50 feet from a tree's canopy.
11. Adhere to the following additional landscape guidelines:
  - a. Plant material installed beneath the oak and buckeye canopies should be drought-tolerant, limited in amount, and placed at least 5 or more feet from their trunks. Plant material installed beneath canopies of all other trees should be at least 24 to 36 inches from their trunks.
  - b. Introducing regular irrigation within the root zones of oaks and buckeyes can, overtime, impose adverse impacts and should be avoided. Rather, irrigation installed for new plant material beneath their canopies should be low-volume, applied irregularly (such as only once or twice per week), and temporary (such as

- <three years). Irrigation should not strike within 6 inches from the trunks of existing trees, and not applied against trunks of new trees.
- c. Establish irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) to avoid trenching within a TPZ. In the event this is not feasible, route them in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). In certain instances, an AirSpade may need to be used to avoid root damage, and any Netafim tubing used should be placed on grade, and header lines installed as mentioned above. Note that ultimately, routes shall be reviewed with the project arborist prior to any trenching or excavation occurring.
  - d. Design any new site fencing or fence posts to be at least 2 to 5 feet from a tree's trunk (depends on the trunk size, growth pattern and prior impacts).
  - e. Avoid tilling, ripping and compaction within TPZs.
  - f. Establish any bender board or other edging material within TPZs to be on top of existing soil grade (such as by using vertical stakes).
  - g. Utilize a 3- to 4-inch layer of coarse wood chips or other high-quality mulch for new ground cover beneath canopies (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided).

## **6.2 Before Demolition, Grading and Construction**

12. Continue or begin supplying water to the root zones of all trees being retained where any activities are planned beneath canopies, immediately or in the future. The methodology, frequency and amounts can be reviewed with the project arborist, possible methodologies including flooding the ground inside an 8-inch tall berm, soaker hoses, or deep-root injection. Note in the event dewatering is required for this project, the watering program shall be more intensive than otherwise needed (i.e. will require greater frequency and/or volume).
13. Stake the limits of grading, utility routes, retaining wall location, and parking lot/curb locations (whether all at once or various phases) for review by the project arborist prior to ground disturbance.

14. Conduct a site meeting with the general contractor and project arborist several weeks or months prior to demolition for the purpose of reviewing protections measures presented in this report, such as tree fencing and trunk wrap protection, routes of access, staging, pruning, staking, watering, mulching, tree removals, etc.
15. Prior to demolition, install tree protection fencing as shown on the map in Exhibit B; where along existing pavement or curbs, place within 6 to 12 inches from the edge. Fencing shall consist of 6-foot tall chain link mounted on 2-inch diameter, galvanized iron posts driven at least 2 feet into the ground, kept in place throughout construction, and removed or modified only under the knowledge and direct consent of the project arborist. Note fencing will require reconfiguration for several additional phases, such as grading, utility installation, retaining wall installation, building construction, etc. (all to be reviewed with the project arborist).
16. For fencing on existing asphalt areas, such as for #36 and 46 (see Exhibit B), panels placed on concrete blocks can alternatively be used, solely for the practical purpose of allowing those fenced areas to be opened during demolition of existing asphalt (and also bringing attention to their TPZs, and the need to mitigate removal of the existing parking lot).
17. Along with erecting protection fencing for the demolition phase, install trunk wrap protection for #36 and 46. This involves wrapping straw wattle horizontally around the trunks (and for #46, also the low-originating southern limb), one section at the base and another at 10 to 12 feet high; placing four to six boards (2x4") vertically around the outside (and spaced apart), from the ground to 10 or 12 feet high; then wrapping orange-plastic fencing around the boards two to three times and tying together. For #36, also wrap five layers of orange-plastic fencing along the low limb over parking lot, from its union with the main trunk to 6 feet beyond. The wrap protection shall remain in place until directed otherwise by the project arborist.
18. Prior to demolition, affix and maintain 8.5- by 11-inch warning signs along each side of fencing opposite the trees' trunks (can be discussed with project arborist beforehand): "WARNING - Tree Protection Zone - this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."

19. Pruning of retained trees is needed prior to demolition and/or mobilizing heavy equipment to the site, and shall be highly selective, targeted, and performed under direction of the project arborist. Additionally, all work shall be conducted in accordance with the most recent ANSI A300 standards, and by a California state-licensed tree service contractor (D-49) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by ANSI Safety Operations.
20. Prior to removing trees and the initial site meeting, paint an "X" on their trunks to allow review and confirmation with the project arborist. Removals shall be performed in a manner which does not damage trees being retained, and possibly contract a professional, state-licensed tree service to remove trees within designated-fenced areas prior to fencing being installed for the demolition phase (this can be discussed and reviewed further with the project arborist).
21. Establish the staging and cleanout area(s), as well as all routes of access beyond unpaved areas beneath tree canopies. Where challenges arise, review them beforehand with the project arborist to determine whether any measures can be employed to sufficiently mitigate the potential impacts.
22. Spread, and replenish as needed throughout the entire construction process, a 4- to 5-inch layer of coarse wood chips (1/4- to 3/4-inch in size) from a tree-service company.
23. The removal of stumps, whether old or new, located within TPZs shall be performed with a stump grinder (versus being extracted with heavy equipment and inadvertently damaging roots of trees otherwise being retained).
24. Where applicable, ivy should be cleared off and at least 5 feet from the trees' trunks (or manually removed from planters altogether).
25. Also where applicable, clear soil to expose any buried root collars.<sup>5</sup> This work must be manually and carefully performed to avoid damaging the trunk and roots during the process, and preferably by a tree-service company using an AirSpade to avoid unnecessary root and/or trunk damage.

---

<sup>5</sup> A "root collar" is the distinct swollen area near the ground where buttress roots and the main trunk merge.

26. Fertilization may benefit a tree's health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels so a proper fertilization program can be established. I further recommend any fertilization is performed under the direction and supervision of a certified arborist, and in accordance with the most recent ANSI A300 Fertilization standards.

### **6.3 During Demolition, Grading and Construction**

27. Any authorized access, digging or trenching within designated-fenced areas shall be by foot-traffic only, manually performed under supervision by the project arborist, and without the use of heavy equipment or tractors.
28. Take great care during demolition of existing hardscape and other equipment/features to avoid damaging a tree's trunk, canopy, soil and roots within a TPZ, including ground underlying existing features. Several items of particular note include removing the existing light pole and footing within #46's TPZ; the concrete rim for a manhole within #40's TPZ; and the old, large pile of spoils within #38's TPZ.
29. For parking lot demolition within the TPZs of #36 and 46, first remove only the asphalt surface, leaving base material intact, and where within three feet from the trunks of #36 and 46, remove using a crowbar (or equivalent) to avoid gouging/damaging trunks during the process. Equipment used shall not operate or travel on unpaved ground, and removal of existing base material and roots  $\geq 2$  inches in diameter should only be performed under supervision of the project arborist; depending on rooting conditions, existing base may need to remain and be used for future base course material to avoid significant root loss.
30. Overexcavation and other soil disturbance for installing the new curb and gutter within 10 feet from #15's trunk shall be confined to 6 inches from back of curb.
31. Great care must also be taken by equipment operators, including shoring operations, to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported to the project arborist for review of treatment.

32. Avoid using tree trunks as winch supports for moving or lifting heavy loads, as well as for tying rope, cables, chains or other items around.
33. Spoils created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, spoils can be temporarily piled on plywood or a tarp.
34. Prior to installing shoring and excavating for the retaining wall surrounding the building, manually excavate a 1-foot wide trench along the perimeter of where soil excavation will occur closest to the a tree's trunk for the following distances: 30 feet from #97's trunk, and 15 feet from the trunks of trees #75, 82, 86, 89, 91-93, 98, 107, 110, 119, 126, 129 (the purpose is to avoid roots breaking and being damaged closer to the trunk than otherwise needed). Excavation should occur down to a 36-inch depth, and all roots encountered during the process with diameters  $\geq 2$  inches shall be cleanly severed by hand using a new and sharp handsaw and/or loppers at  $90^\circ$  to the direction of root growth against the tree side of the trench. All soil beyond the trench (i.e. away from the tree) can then be mechanically excavated using heavy equipment, and remaining outside the fenced area(s). Alternatively, the use of a stump grinder could be utilized precisely where a curb/gutter and any overcut (12" max) will be established. Advise the project arborist when this work is scheduled so observations of cut roots can be made. Exposed roots surfaces should be kept continually moist, perhaps by draping burlap over the cut face and applying water daily or twice daily.
35. Avoid damaging or cutting roots with diameters of  $\geq 2$  inches without prior assessment by the project arborist. Should roots of this size be encountered, within one hour of exposure, they should either be covered by burlap that remains continually moist until the root is covered by soil. If they are approved for cutting, cleanly severe at  $90^\circ$  to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, the cut end either buried with soil or covered by a plastic sandwich bag (and secured using a rubber band, and removed just before backfilling). Roots encountered with diameters  $< 2$  inches and requiring removal can be cleanly severed at right angles to the direction of root growth.

36. Digging holes for fence posts within a TPZ shall be manually performed using a post-hole digger, and in the event a root  $\geq 2$  inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.
37. Dust accumulating on trunks and canopies during dry weather periods may need to be periodically washed away if directed by the project arborist (e.g. every 4 months).
38. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees. Avoid liming within 50 feet of a tree's canopy.

## 7.0 ASSUMPTIONS AND LIMITING CONDITIONS

- The scope of work assigned for this report pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- All information presented herein reflects the trees' size and conditions as viewed from the ground and project site on 5/19/17 and 5/20/17, with the exception of #138 thru 147, which were viewed on 4/27/18.
- My observations were performed visually without probing, coring, dissecting or excavating.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- The site map presented in Exhibit B is solely intended to identify tree locations, assigned numbers, and fencing locations for the demolition phase.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by Arbor Resources.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:



David L. Babby

Registered Consulting Arborist® #399

Board-Certified Master Arborist® #WE-4001B

CA Licensed Tree Service Contractor #796763 (C61/D49)

Date: August 3, 2018



**EXHIBIT A:**

**TREE INVENTORY TABLE**

(18 sheets)



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
1	Coast redwood ( <i>Sequoia sempervirens</i> )	14	25	70%	30%	Fair	Low		X		\$1,090
Comments: Beneath high-voltage wires and has been reduced in height. Poor structure throughout remaining lifespan. Along edge of drive aisle.											
2	Coast redwood ( <i>Sequoia sempervirens</i> )	14	25	70%	70%	Good	Moderate				\$2,160
Comments: Along edge of drive aisle.											
3	Coast redwood ( <i>Sequoia sempervirens</i> )	15	25	60%	70%	Good	Moderate				\$2,780
Comments: Along edge of drive aisle.											
4	Coast redwood ( <i>Sequoia sempervirens</i> )	15	25	50%	70%	Good	Moderate				\$2,100
Comments: Along edge of drive aisle.											
5	Coast redwood ( <i>Sequoia sempervirens</i> )	14	25	50%	70%	Good	Moderate				\$1,850
Comments: Along edge of drive aisle.											
6	Coast redwood ( <i>Sequoia sempervirens</i> )	14	25	50%	70%	Fair	Moderate				\$1,850
Comments: Along edge of drive aisle.											
7	Coast redwood ( <i>Sequoia sempervirens</i> )	11	25	50%	70%	Fair	Moderate				\$910
Comments: Alongside, and crowded by tree #8. Along edge of drive aisle.											
8	Coast live oak ( <i>Quercus agrifolia</i> )	10, 3	20	70%	40%	Fair	Low				\$1,220
Comments: Crowded-growing conditions and narrow form, growing away from #11. Buried root collar.											
9	Coast live oak ( <i>Quercus agrifolia</i> )	6	15	50%	20%	Fair	Low				\$260
Comments: Highly crowded conditions. Large deadwood. Buried root collar. Large wound along upright limb.											



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
10	Coast live oak ( <i>Quercus agrifolia</i> )	7	15	60%	40%	Fair	Low				\$440
Comments: Understory to #12. Highly crowded-growing conditions. Sweeps to west. Buried root collar.											
11	Coast live oak ( <i>Quercus agrifolia</i> )	13	35	70%	50%	Fair	Moderate				\$1,820
Comments: Narrow, asymmetrical canopy away from #12. Buried collar along uphill side. Codominants at 15'.											
12	Coast live oak ( <i>Quercus agrifolia</i> )	21, 12	70	60%	40%	Fair	High	X			\$6,900
Comments: Union of two trunks at 2' high. The 12" trunk has a low canopy over lot. Tree's top and eastern limb of 21" trunk are mostly dead.											
13	Coast redwood ( <i>Sequoia sempervirens</i> )	11	20	60%	70%	Fair	Moderate				\$1,450
Comments:											
14	Coast redwood ( <i>Sequoia sempervirens</i> )	11	20	70%	70%	Good	Moderate				\$1,560
Comments:											
15	Coast redwood ( <i>Sequoia sempervirens</i> )	9	15	70%	50%	Fair	Moderate				\$700
Comments: Ivy at base. Crowded-growing conditions by adjacent oak limb.											
16	Coast live oak ( <i>Quercus agrifolia</i> )	28	70	70%	70%	Good	High	X			\$13,900
Comments: Heavy limb weight. Large deadwood.											
17	Coast live oak ( <i>Quercus agrifolia</i> )	29	60	70%	70%	Good	High	X			\$14,900
Comments: Heavy limb weight. Ivy at base. Deadwood, and a hanging dead limb in lower crown.											
18	Coast live oak ( <i>Quercus agrifolia</i> )	31	70	80%	30%	Fair	Moderate	X		X	-
Comments: Concrete curb east of trunk is cracked and raised. Heavy limb weight. Deadwood and large old wounds. Upright leader forms a very weak attachment. Asymmetrical canopy grows southeast.											



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
19	Coast live oak ( <i>Quercus agrifolia</i> )	13	30	80%	40%	Fair	Moderate			X	-
Comments: Dieback along top. Has a pronounced buttress root along its east side. Asymmetrical canopy, growing south and away from #20. Low canopy. Tussock moth.											
20	Coast live oak ( <i>Quercus agrifolia</i> )	16	20	70%	50%	Fair	Moderate			X	-
Comments: Codominants at 6' high. Crown towards south. Tussock moth.											
21	Pacific willow ( <i>Salix lasiandra</i> )	84	100	30%	30%	Poor	Low	X		X	-
Comments: Massive willow. Advanced decline and large deadwood. Decaying old wounds throughout.											
22	Coast live oak ( <i>Quercus agrifolia</i> )	7	10	70%	40%	Fair	Moderate			X	-
Comments: Bows south, highly crowded-growing conditions.											
23	Pacific willow ( <i>Salix lasiandra</i> )	6, 6, 4, 3	30	70%	20%	Poor	Low			X	-
Comments: Trunks grow from a limb of a previous existing willow which was cut or failed. Weak structure.											
24	Pacific willow ( <i>Salix lasiandra</i> )	8, 6, 6	25	70%	20%	Poor	Low			X	-
Comments: Trunks grow from a limb of a previous existing willow which was cut or failed. Weak structure.											
25	Pacific willow ( <i>Salix lasiandra</i> )	7, 4, 4, 4, 4, 3, 3, 2	25	60%	20%	Poor	Low			X	-
Comments: Trunks grow from a limb of a previous existing willow which was cut or failed. Weak structure.											
26	Pacific willow ( <i>Salix lasiandra</i> )	14, 13, 10	30	40%	20%	Poor	Low			X	-
Comments: Partially uprooted. Very sparse canopy.											
27	Pacific willow ( <i>Salix lasiandra</i> )	13, 5, 2	20	40%	20%	Poor	Low			X	-
Comments: Old large cuts with significant trunk decay. History of trunk/limb failure. Declining with deadwood.											



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					

28	Coast live oak ( <i>Quercus agrifolia</i> )	32	-	0%	0%	Dead	Low	X		X	-
----	--	----	---	----	----	------	-----	---	--	---	---

Comments: Dead. Signs of infestation by Western oak bark beetle and Ambrosia beetle. In 2011, had staining along trunk indicative of root rot.

29	Coast live oak ( <i>Quercus agrifolia</i> )	30, 18, 9	70	60%	50%	Fair	Moderate	X		X	-
----	--	-----------	----	-----	-----	------	----------	---	--	---	---

Comments: The 8" trunk is ~1' from the other two trunks. Historical grading (around 2011) within its root zone. Sparse/thin canopy. Large deadwood, particularly within the 9" trunk. Tussock moth.

	Pacific willow ( <i>Salix lasiandra</i> )	6	15	60%	40%	Fair	Low			X	-
--	--	---	----	-----	-----	------	-----	--	--	---	---

Comments: Represents one of five small branches originating from a decaying log. Tussock moth. Understory to #29. Deadwood.

31	Pacific willow ( <i>Salix lasiandra</i> )	6, 4	10	40%	30%	Poor	Low			X	-
----	--	------	----	-----	-----	------	-----	--	--	---	---

Comments: Trunks represent two branches originating from a decaying log. Very sparse and thin canopy.

32	Pacific willow ( <i>Salix lasiandra</i> )	7	15	50%	50%	Fair	Low			X	-
----	--	---	----	-----	-----	------	-----	--	--	---	---

Comments: Sinuous trunk. Sparse canopy with deadwood. Tussock moth.

33	Pacific willow ( <i>Salix lasiandra</i> )	9, 3, 3	25	70%	20%	Poor	Low			X	-
----	--	---------	----	-----	-----	------	-----	--	--	---	---

Comments:

35	Pacific willow ( <i>Salix lasiandra</i> )	35	55	40%	20%	Poor	Low			X	-
----	--	----	----	-----	-----	------	-----	--	--	---	---

Comments: Decay and hollows at base. Large deadwood and girdling roots. Large, previous trunk cut at base. Codominants at 15' high with a narrow angle of attachment. Sinuous structure, bowing west. Highly asymmetrical canopy. Large limb recently fell.

36	Coast live oak ( <i>Quercus agrifolia</i> )	26	50	70%	60%	Fair	Moderate	X			\$10,700
----	--	----	----	-----	-----	------	----------	---	--	--	----------

Comments: Trunk abuts asphalt parking lot. Low SE limb originates from trunk at ~11' high. Has a low canopy. Tussock moths.



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
37	Pacific willow ( <i>Salix lasiandra</i> )	10	25	70%	20%	Poor	Low			X	-

Comments: Originates from an old stump. Base is inches from parking lot.

38	Coast live oak ( <i>Quercus agrifolia</i> )	32, 23	70	70%	60%	Fair	High	X			\$18,700
----	--	--------	----	-----	-----	------	------	---	--	--	----------

Comments: Trunk is about 4' from sewer manhole and grows against chain link fence, some link is embedded in trunk. Large deadwood. Tussock moth. Weeping, discolored area along south side of south trunk. Base of larger partly wraps around other and has a pronounced buttress growing into the site.

39	Coast live oak ( <i>Quercus agrifolia</i> )	23, 8, 6	40	70%	20%	Poor	Moderate	X			\$5,000
----	--	----------	----	-----	-----	------	----------	---	--	--	---------

Comments: Grows through and to the opposite side of chain link fence. Base spans both sides of fence. Large cavity opposite side of fence from a prior trunk failure. Remaining structure is weak. Chain link is embedded in trunk. Excessive limb weight and deadwood. Tussock moth. Understory to, and bows NE away from, #38.

40	Coast live oak ( <i>Quercus agrifolia</i> )	30	60	80%	70%	Good	High	X			\$17,100
----	--	----	----	-----	-----	------	------	---	--	--	----------

Comments: Base of trunk is about 1-foot from fence. Adjacent to freeway sign. Codominants at 10' high. Excessive limb weight and deadwood.

41	Incense cedar ( <i>Calocedrus decurrens</i> )	11	15	70%	70%	Good	Moderate		X		\$1,000
----	--	----	----	-----	-----	------	----------	--	---	--	---------

Comments:

42	Valley oak ( <i>Quercus lobata</i> )	9	25	70%	50%	Fair	Moderate		X		\$1,620
----	---	---	----	-----	-----	------	----------	--	---	--	---------

Comments: Center of trunk is 4' from shared wall. Deadwood. Asymmetrical canopy, dominant towards north.

43	Valley oak ( <i>Quercus lobata</i> )	14	30	60%	40%	Fair	Moderate		X		\$3,080
----	---	----	----	-----	-----	------	----------	--	---	--	---------

Comments: Center of trunk is 5.5' from shared wall. Leggy form. Sparse and thin canopy with deadwood. Excessive limb weight, particularly towards SW.



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
45	Pacific willow ( <i>Salix lasiandra</i> )	22, 22, 18	50	30%	30%	Poor	Low	X		X	-

Comments: Base is ~2' from asphalt lot, and the 18" trunk is 1' from other two. Not suitable for future targets beneath. Sparse and thin canopy. Multiple large dead limbs over neighbors.

46	Coast live oak ( <i>Quercus agrifolia</i> )	21	35	80%	20%	Poor	Low				\$2,970
----	--	----	----	-----	-----	------	-----	--	--	--	---------

Comments: Trunk is inches from asphalt lot. There was a large limb failure about 15' high, along central leader. Competes for growing space with tree #45, and has a narrow, upright form. Tussock moth.

	Myoporum ( <i>Myoporum laetum</i> )	12	-	0%	0%	Dead	Low		X		\$0
--	--	----	---	----	----	------	-----	--	---	--	-----

Comments: Dead. Base is ~8' from fence line.

51	Coast live oak ( <i>Quercus agrifolia</i> )	25	30	40%	20%	Poor	Low	X		X	-
----	--	----	----	-----	-----	------	-----	---	--	---	---

Comments: Grows within 2' of existing roof line. Significant decline. Sinuous trunk bowing away from #50, and trunk leans west. One-sided canopy due to being cleared away from adjacent building. Base is 8.5' from building foundation. Has a large cut along building side. Numerous, old decaying wounds. Watersprouts comprise all or most all foliage inside from the canopy's perimeter.

53	Coast live oak ( <i>Quercus agrifolia</i> )	41	50	50%	30%	Poor	Low	X		X	-
----	--	----	----	-----	-----	------	-----	---	--	---	---

Comments: Base is 5' from AC pad and 10' from building foundation. History of large limb failure, and has cavities throughout. One of four leaders is inches from existing roof. A dominant leader and a major limb failed sometime ago (near roof line). Three buttress roots grow towards the adjacent walk and staircase. A large anchor root abuts existing walk and staircase. Has three steel cables. Perform a root collar excavation to expose buttress roots and any potential decay.

54	Coast live oak ( <i>Quercus agrifolia</i> )	40	80	20%	30%	Poor	Low	X	X		\$0
----	--	----	----	-----	-----	------	-----	---	---	--	-----

Comments: Has a very sparse canopy. Uphill from building area. Canopy is highly asymmetrical, dominant towards the west. Massive section of crown directed entirely towards, and overhanging, project site. Southern limb lying on #55.



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
55	Coast live oak ( <i>Quercus agrifolia</i> )	24, 20	40	70%	30%	Fair	Moderate	X	X		\$6,130
Comments: Uphill from building area. Canopy grows out from beneath limb of #54. Ivy along trunks. Bows towards site (downhill direction). Limb of #54 lying on lower crown. Excessive limb weight.											
56	Coast live oak ( <i>Quercus agrifolia</i> )	23	30	60%	30%	Poor	Low	X	X		\$3,200
Comments: Uphill from building area, and bows downhill. Ivy at base. There is a very large, decaying cavity at base. A prior trunk existed.											
57	Coast live oak ( <i>Quercus agrifolia</i> )	34, 34	100	70%	40%	Fair	Moderate	X	X		\$16,
Comments: Uphill from building area. Ivy at base and along trunk. One of three leaders failed, and remnants are decaying. Asymmetrical form bowing downhill, and a mostly one-sided canopy.											
58	Valley oak ( <i>Quercus lobata</i> )	22, 14	70	40%	60%	Poor	Moderate	X	X		\$9,600
Comments: Uphill from building area. Buried root collar. Tussock moth. Sparse with deadwood. Advanced decline.											
59	Valley oak ( <i>Quercus lobata</i> )	16	30	40%	20%	Poor	Low		X		\$1,750
Comments: Has a decaying cavity at base of trunk. Large dead limb in upper canopy. Root collar is buried.											
60	Valley oak ( <i>Quercus lobata</i> )	31	90	50%	50%	Fair	High	X			\$12,400
Comments: Canopy forming towards downhill. Sparse. Large limb failure in past. Entire trunk bows SW.											
61	Coast live oak ( <i>Quercus agrifolia</i> )	11	20	60%	40%	Fair	Low				\$1,030
Comments: Buried root collar. Trunk is 3' downhill from, and understory to, #61. Leans downhill.											
62	Coast live oak ( <i>Quercus agrifolia</i> )	8	15	70%	40%	Fair	Moderate				\$650
Comments: Adjacent to #63. Has a buried root collar and asymmetrical canopy. Grows south.											



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
63	Coast live oak ( <i>Quercus agrifolia</i> )	15	35	70%	40%	Fair	Moderate				\$2,020

Comments: Adjacent to #62. Has a buried root collar and asymmetrical canopy. Leans and bows towards side slope. Wide spacing where trunk bifurcates at 9' high. Tussock moth.

64	Coast live oak ( <i>Quercus agrifolia</i> )	30	70	80%	30%	Fair	Moderate	X		X	-
----	--	----	----	-----	-----	------	----------	---	--	---	---

Comments: Comprised of two leaders forming a weak attachment. Buried root collar, and has a pronounced downhill lean. Sizeable depression along the trunk's top side, and it should be further examined for internal decay. Wide canopy reaching ground at fringe.

65	Blue elderberry ( <i>Sambucus caerulea</i> )	13	25	40%	20%	Poor	Low			X	-
----	---	----	----	-----	-----	------	-----	--	--	---	---

Comments: Extensive decay at its base from a prior trunk failing. Base is 2.5' from wall. Declining tree with deadwood, notably a 4" dead limb along the trunk. Leans uphill.

66	Coast live oak ( <i>Quercus agrifolia</i> )	39	45	60%	30%	Poor	Moderate	X		X	-
----	--	----	----	-----	-----	------	----------	---	--	---	---

Comments: Heavy limb weight. Root collar at uphill side is buried. Has been significantly pruned away from adjacent building, and somewhat reduced in height. Natural form has been adversely altered due to past pruning, which is one-sided along uphill side, and crown leans towards building. History of limb failure. Tussock moth. Dead limb suspended in canopy.

67	Coast live oak ( <i>Quercus agrifolia</i> )	20	30	70%	40%	Fair	Moderate			X	-
----	--	----	----	-----	-----	------	----------	--	--	---	---

Comments: Near trees #66 and 68. Buried root collar. History of limb failure. Large deadwood. Tussock moth.

68	Valley oak ( <i>Quercus lobata</i> )	36	45	50%	30%	Poor	Low	X		X	-
----	---	----	----	-----	-----	------	-----	---	--	---	---

Comments: Significantly pruned in past. There is a decaying stump from a prior tree. Crown somewhat reduced in height, and significantly pruned away from adjacent building, most notably with a massive cut. Natural form adversely altered. Watersprouts ensue above cuts along top.

69	Coast live oak ( <i>Quercus agrifolia</i> )	25	35	60%	30%	Poor	Low	X		X	-
----	--	----	----	-----	-----	------	-----	---	--	---	---

Comments: Poor form, and a history of large limb failure. Significantly pruned away from building, creating a one-sided canopy. A hollow ~15' high at building side. Large dead limb overhanging uphill side.



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
70	Valley oak ( <i>Quercus lobata</i> )	20	35	60%	40%	Fair	Moderate			X	-
<p>Comments: Significantly pruned away from building, forming a one-sided canopy. Height has been reduced.</p>											
72	Coast live oak ( <i>Quercus agrifolia</i> )	25, 24, 21	45	50%	30%	Poor	Low	X		X	-
<p>Comments: A previous large trunk was cut, resulting in a decaying wound near grade. Comprised of three leaders forming a weak attachment, and concrete fills the gap between them. Has three steel cable supports. Has been reduced in height and significantly pruned away from building. Leaders form a weak attachment. Bows west, and has a multi-leader structure.</p>											
73	Coast live oak ( <i>Quercus agrifolia</i> )	18	30	60%	50%	Fair	Moderate			X	-
<p>Comments: Grows with a lean uphill over #74 and 75. Ivy at base and along lower trunk.</p>											
74	Coast live oak ( <i>Quercus agrifolia</i> )	9	20	70%	20%	Poor	Low			X	-
<p>Comments: Understory to #73, growing under extremely crowded conditions. Ivy along trunk.</p>											
75	Coast live oak ( <i>Quercus agrifolia</i> )	8	15	60%	30%	Poor	Low				\$490
<p>Comments: Understory and suppressed beneath #73, sweeps towards uphill. Ivy along trunk.</p>											
77	Coast live oak ( <i>Quercus agrifolia</i> )	23	40	70%	50%	Fair	Moderate			X	-
<p>Comments: Has a buried root collar. Within a planter island containing river rock as ground cover. Has an asymmetrical canopy away from #78, and its crown has been substantially elevated. Many old wounds along trunk. Tussock moth.</p>											
78	Valley oak ( <i>Quercus lobata</i> )	15, 22	70	70%	40%	Fair	Moderate	X		X	-
<p>Comments: Formed by two leaders, their union at 3.5' high. Significantly elevated and pruned away from adjacent building, leaving an unbalanced canopy. Within a planter comprised of river rock for ground cover. Spreading crown. Asymmetrical form away from #77. Buried root collar.</p>											



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
79	Coast live oak ( <i>Quercus agrifolia</i> )	22, 18, 16	55	80%	30%	Fair	Moderate	X		X	-
<p>Comments: Grows partially beneath #78. Within planter containing river rock. Three steel cable supports in crown. Significantly raised canopy. Spreading crown. Tussock moth. Buried root collar. Many sizeable decaying cuts.</p>											
80	Eastern redbud ( <i>Cercis canadensis</i> )	5, 4, 3, 3	20	50%	40%	Poor	Low			X	-
<p>Comments: Trunks form a narrow, weak angle of attachment. Sparse canopy with deadwood.</p>											
	Eastern redbud ( <i>Cercis canadensis</i> )	9	30	50%	60%	Fair	Moderate			X	-
<p>Comments: Heavy limb weight. Sparse and declining canopy with deadwood.</p>											
82	Eastern redbud ( <i>Cercis canadensis</i> )	5	15	50%	30%	Poor	Low				\$290
<p>Comments: Declining with deadwood. Girdling roots. Low canopy. Large wound at trunk's center.</p>											
83	Coast live oak ( <i>Quercus agrifolia</i> )	29	80	90%	70%	Good	High	X		X	-
<p>Comments: Canopy has been significantly raised over parking lot. Ivy at base. Tussock moth. Buried root collar.</p>											
84	Coast live oak ( <i>Quercus agrifolia</i> )	36	50	70%	30%	Fair	Moderate	X		X	-
<p>Comments: Canopy has been significantly raised over parking lot. Comprised of 4 leaders forming a weak angle of attachment at 4.5' high. Tussock moth. Buried root collar.</p>											
85	Coast live oak ( <i>Quercus agrifolia</i> )	15	30	80%	70%	Good	High			X	-
<p>Comments: On slope, and grows away from #83. Full crown. Narrow, vertical form. Tussock moth.</p>											
86	Holly oak ( <i>Quercus ilex</i> )	12	30	60%	40%	Fair	Moderate				\$1,500
<p>Comments: On slope. Codominants at 8' high. Tussock moth.</p>											



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
87	Coast live oak ( <i>Quercus agrifolia</i> )	7	10	70%	50%	Fair	Moderate			X	-

Comments: Narrow, vertical form due to crowded-growing conditions. Near top of slope. Buried root collar. Sinuous trunk. Tussock moth.

88	Coast live oak ( <i>Quercus agrifolia</i> )	7	10	80%	50%	Good	Moderate			X	-
----	--	---	----	-----	-----	------	----------	--	--	---	---

Comments: Narrow form due to crowded-growing conditions. Near toe of slope. Buried root collar. Leans south. Tussock moth.

89	Coast live oak ( <i>Quercus agrifolia</i> )	9, 8, 3	20	80%	40%	Fair	Moderate				\$1,
----	--	---------	----	-----	-----	------	----------	--	--	--	------

Comments: Formed by two leaders forming a weak attachment. Moderate to low suitability. Multiple, codominant limbs throughout upper crown. Crowded-growing conditions. Near top of slope. Buried root collar. Tussock moth.

90	Coast live oak ( <i>Quercus agrifolia</i> )	11, 8, 6	25	90%	40%	Fair	Moderate	X		X	-
----	--	----------	----	-----	-----	------	----------	---	--	---	---

Comments: Union of multiple trunks at 2' high. On slope. Buried root collar along uphill side. Crowded-growing conditions. Tussock moth.

91	Holly oak ( <i>Quercus ilex</i> )	7, 7, 5	25	60%	40%	Fair	Moderate				\$1,270
----	--------------------------------------	---------	----	-----	-----	------	----------	--	--	--	---------

Comments: Sparse top and leggy form. Multiple trunks begin near ground. Located near top of slope. Crowded-growing conditions.

92	Coast live oak ( <i>Quercus agrifolia</i> )	15	35	80%	40%	Fair	Moderate				\$2,040
----	--	----	----	-----	-----	------	----------	--	--	--	---------

Comments: Partly beneath high-voltage wires, and adjacent to utility pole. Grows towards downhill, and located on slope. Compacted ground beneath canopy. Sinuous trunk and limb structure. Tussock moth. Buried root collar.

93	Coast live oak ( <i>Quercus agrifolia</i> )	11, 11, 10, 3	30	70%	30%	Fair	Moderate	X			\$2,200
----	--	------------------	----	-----	-----	------	----------	---	--	--	---------

Comments: Three trunks form a weak attachment. Main stems begin at 3' high and sweep NW. Near toe of slope. Buried root collar. Tussock moth. Crowded-growing conditions.



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (In.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
94	Coast live oak ( <i>Quercus agrifolia</i> )	27	35	70%	40%	Fair	High	X	X		\$9,700

Comments: Leaders form a narrow angle of attachment. Trunk is on slope, ~15' from road. Low canopy overhanging drive entry. Buried root collar along uphill side. Tussock moth. Structure is formed by five leaders originating 4.5' high, four of which are codominant.

95	Coast live oak ( <i>Quercus agrifolia</i> )	12, 12, 11	35	30%	30%	Poor	Low	X	X		\$3,510
----	--	------------	----	-----	-----	------	-----	---	---	--	---------

Comments: Comprised of stump sprouts, which are prone to failure, and form a very weak attachment. Very sparse canopy. At top of slope, near road and sidewalk. Adjacent walk is raised. Tussock moth.

96	Coast live oak ( <i>Quercus agrifolia</i> )	16	35	70%	50%	Fair	High		X		\$3,450
----	--	----	----	-----	-----	------	------	--	---	--	---------

Comments: Near road and bridge for sidewalk. Buried root collar. Adjacent to street light pole. Tussock moth.

97	Coast live oak ( <i>Quercus agrifolia</i> )	19, 16, 10	50	70%	40%	Fair	High	X	X		\$8,100
----	--	------------	----	-----	-----	------	------	---	---	--	---------

Comments: Trunks grow with a lean towards NW. Concrete slab at base, and buried root collar. Tussock moth.

98	Coast live oak ( <i>Quercus agrifolia</i> )	9	15	60%	80%	Fair	Moderate		X		\$940
----	--	---	----	-----	-----	------	----------	--	---	--	-------

Comments: Grows along edge of #99's canopy. Crowded-growing conditions. Deadwood. Tussock moth.

99	Coast live oak ( <i>Quercus agrifolia</i> )	15, 12, 6, 4, 3	35	80%	30%	Fair	Moderate	X	X		\$4,590
----	--	--------------------	----	-----	-----	------	----------	---	---	--	---------

Comments: Narrow angle of attachments between leaders. Heavy limb weight. Spoils and a concrete slab at base. Tussock moth. Buried root collar.

100	California buckeye ( <i>Aesculus californica</i> )	7, 6, 6, 5, 4, 4	30	70%	50%	Fair	Moderate	X	X		\$1,870
-----	---	---------------------	----	-----	-----	------	----------	---	---	--	---------

Comments: Adjacent to staircase. Multi-trunk structure. Crowded-growing conditions. Deadwood.

101	Coast live oak ( <i>Quercus agrifolia</i> )	18, 18, 17	60	80%	30%	Fair	Moderate	X	X		\$11,900
-----	--	------------	----	-----	-----	------	----------	---	---	--	----------

Comments: Lower trunk covered by ivy. Two of three trunks have lateral growth, the north grows along ground, the south near ground then ascends to near vertical. Deadwood. Tussock moth. Unique tree, and as such, suggest a moderate to high suitability; if kept, keep all targets beyond tree.



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
102	Coast live oak ( <i>Quercus agrifolia</i> )	12	20	70%	30%	Fair	Low			X	-
Comments: Multiple, past significant limb failures. Small girdling roots. Tussock moth.											
103	Coast live oak ( <i>Quercus agrifolia</i> )	13	20	80%	40%	Fair	Moderate			X	-
Comments: Multi-leader, leggy crown. Tussock moth. Buried root collar.											
104	Coast live oak ( <i>Quercus agrifolia</i> )	13	30	80%	80%	Good	High			X	-
Comments: Somewhat of a sinuous trunk. Rubber tie embedded in trunk. Buried root collar. Tussock moth.											
105	Coast live oak ( <i>Quercus agrifolia</i> )	11	25	70%	50%	Fair	Moderate			X	-
Comments: Multiple tops form a narrow angle of attachment. Buried root collar. Tussock moth.											
106	California buckeye ( <i>Aesculus californica</i> )	4, 4, 3	10	60%	30%	Poor	Low			X	-
Comments: Crowded-growing conditions. Understory. Large deadwood. Tussock moth.											
107	Blue elderberry ( <i>Sambucus caerulea</i> )	5, 4	5	40%	30%	Poor	Low				\$100
Comments: Decay at base. Two main leaders are broken.											
108	Blue elderberry ( <i>Sambucus caerulea</i> )	11, 9, 6	35	70%	20%	Poor	Moderate			X	-
Comments: Past trunk failure. Extensive decay. Deadwood.											
109	California buckeye ( <i>Aesculus californica</i> )	5	10	50%	20%	Poor	Low			X	-
Comments: Immediately uphill and grows into tree #108. Understory.											
110	California buckeye ( <i>Aesculus californica</i> )	6, 6, 3, 3	25	40%	20%	Poor	Low				\$0
Comments: Past trunk failure. Extensive internal decay. Large dead limb hanging from canopy. Understory.											



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
111	California buckeye ( <i>Aesculus californica</i> )	10	25	70%	40%	Fair	Moderate			X	-
Comments: Understory. Tussock moth.											
112	California buckeye ( <i>Aesculus californica</i> )	4	10	30%	30%	Poor	Low				\$0
Comments: Leans downhill and is mostly dead.											
113	California buckeye ( <i>Aesculus californica</i> )	8, 4	20	50%	30%	Poor	Low				\$320
Comments: Large deadwood. Understory.											
114	California buckeye ( <i>Aesculus californica</i> )	6	10	70%	40%	Fair	Moderate				\$280
Comments: Bows uphill. Understory.											
115	California buckeye ( <i>Aesculus californica</i> )	4, 4	10	70%	20%	Poor	Low			X	-
Comments: Trunks bow uphill, and low-growing canopy projects horizontally into site. Decaying wound at base.											
116	California buckeye ( <i>Aesculus californica</i> )	6, 4	15	70%	30%	Fair	Low				\$320
Comments: Trunk bifurcates at 4' high. Bows downhill. Understory.											
117	California buckeye ( <i>Aesculus californica</i> )	4	60	60%	30%	Poor	Low				\$140
Comments: Bows downhill. Understory.											
118	California buckeye ( <i>Aesculus californica</i> )	6, 6	10	70%	30%	Poor	Low				\$400
Comments: Large deadwood and wide spacing between trunks. Understory.											
119	California buckeye ( <i>Aesculus californica</i> )	7, 3, 2	15	70%	20%	Poor	Low				\$260
Comments: Has a stem wound. Bows downhill at a significant angle. Understory.											



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
120	California buckeye ( <i>Aesculus californica</i> )	5	15	70%	20%	Poor	Low				\$160
Comments: Understory. Deadwood. Has a crook near ground.											
121	California buckeye ( <i>Aesculus californica</i> )	6	10	60%	40%	Fair	Moderate				\$250
Comments: Understory.											
122	California buckeye ( <i>Aesculus californica</i> )	6, 5, 4, 3, 3	25	80%	50%	Fair	Moderate				\$750
Comments:											
123	Blue elderberry ( <i>Sambucus caerulea</i> )	7	-	0%	0%	Dead	Low				\$0
Comments:											
124	California buckeye ( <i>Aesculus californica</i> )	5	10	60%	30%	Poor	Low			X	-
Comments: Near deck. Understory.											
125	California buckeye ( <i>Aesculus californica</i> )	6, 3, 2	15	80%	70%	Fair	Moderate			X	-
Comments: Near deck. Upright form. Ivy around base.											
126	California buckeye ( <i>Aesculus californica</i> )	6	15	50%	30%	Poor	Low				\$200
Comments: Understory.											
127	Blue elderberry ( <i>Sambucus caerulea</i> )	5, 2	10	20%	20%	Poor	Low				\$0
Comments: Mostly dead. Bows downhill.											
128	California buckeye ( <i>Aesculus californica</i> )	4, 3	10	60%	20%	Poor	Low				\$200
Comments: Sinuous trunk and vertical form. History of limb failure.											



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
129	Coast live oak ( <i>Quercus agrifolia</i> )	11	15	60%	30%	Poor	Moderate				\$860
Comments: Uphill from #68. History of limb failure. One-sided, asymmetrical canopy.											
130	Blue elderberry ( <i>Sambucus caerulea</i> )	5	10	20%	20%	Poor	Low			X	-
Comments: Has extensive decay. Advanced decline with deadwood.											
131	Blue elderberry ( <i>Sambucus caerulea</i> )	7	15	30%	40%	Poor	Low				\$130
Comments: Advanced decline with large deadwood.											
132	Blue elderberry ( <i>Sambucus caerulea</i> )	7, 7	15	40%	30%	Poor	Low				\$210
Comments: Declining tree with deadwood. Bows downhill away from #131.											
133	California buckeye ( <i>Aesculus californica</i> )	9, 4	20	70%	40%	Fair	Moderate			X	-
Comments: Located uphill, between buildings. Leans downhill. Tussock moth.											
134	Coast live oak ( <i>Quercus agrifolia</i> )	21	50	80%	40%	Fair	Moderate			X	-
Comments: Grows at an uphill lean. Elevated along north side, low canopy near ground along opposite side. Tussock moth. Squat form. Partly buried root collar.											
135	Pacific willow ( <i>Salix lasiandra</i> )	7	20	60%	50%	Fair	Moderate			X	-
Comments: Adjacent to #26.											
136	Pacific willow ( <i>Salix lasiandra</i> )	5, 4, 4, 3, 3, 3, 3, 2	20	60%	40%	Fair	Low			X	-
Comments: Is understory to, and grows at a lean away from #33.											
137	Coast live oak ( <i>Quercus agrifolia</i> )	4	10	60%	30%	Poor	Low		X		\$210
Comments: On slope, ~20' uphill from #97. Mostly one-sided canopy, understory to surrounding dominant oaks.											



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
138	Coast live oak ( <i>Quercus agrifolia</i> )	7	15	70%	50%	Fair	Moderate		X		\$620
<p>Comments: Base is within 2' from shared wall. Codominants at 6' high with a sinuous limb formation. Crowded conditions growing away from adjacent canopies.</p>											
139	Coast live oak ( <i>Quercus agrifolia</i> )	6	15	60%	50%	Fair	Moderate		X		\$490
<p>Comments: Base is within 3' from shared wall. Sinuous trunk. Crowded conditions growing away from adjacent canopies. Thin canopy.</p>											
140	Coast live oak ( <i>Quercus agrifolia</i> )	~15	20	70%	40%	Fair	Moderate		X		\$2,100
<p>Comments: Crowded conditions, bowing SW towards canopy opening.</p>											
141	Coast live oak ( <i>Quercus agrifolia</i> )	~14	25	60%	40%	Fair	Moderate		X		\$1,610
<p>Comments: Asymmetrical canopy and history of limb failure. Deadwood, and has a decaying limb at top.</p>											
142	Coast redwood ( <i>Sequoia sempervirens</i> )	~24, 19, 17, 17	30	60%	30%	Poor	Moderate	X	X		\$11,100
<p>Comments: Formed by four trunks, three of which are dominant. Excessive limb weight and poor trunk taper. Deadwood.</p>											
143	Coast live oak ( <i>Quercus agrifolia</i> )	~23, 5	30	50%	30%	Poor	Moderate	X	X		\$3,350
<p>Comments: Trunk leans S, the two lowest limbs growing into site and are mostly dead. Large deadwood. Flat base along project side, possibly from a girdling root. Asymmetrical canopy.</p>											
144	Coast live oak ( <i>Quercus agrifolia</i> )	~22	35	40%	40%	Poor	Moderate		X		\$3,070
<p>Comments: At #145 and 146. Codominant leaders originate at 20' and have wide spacing. Canopy is one-sided, trunk and crown sweeping entirely towards site away from competing canopies, and foliage nearing &lt;2' from ground. Large deadwood and excessive limb weight. Tussock moths.</p>											



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Offsite	Removal	Appraised Value
		Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
145	Coast live oak ( <i>Quercus agrifolia</i> )	~18	25	60%	30%	Poor	Moderate		X		\$2,080

Comments: At #144 and 146. Trunk and crown grow S towards canopy opening away from #144. Deadwood. Tussock moth.

146	Coast redwood ( <i>Sequoia sempervirens</i> )	~29	30	30%	60%	Poor	Moderate		X		\$5,480
-----	--	-----	----	-----	-----	------	----------	--	---	--	---------

Comments: At #144 and 145. Very sparse canopy with deadwood.

147	Coast redwood ( <i>Sequoia sempervirens</i> )	~45	40	50%	40%	Poor	Moderate		X		\$14,100
-----	--	-----	----	-----	-----	------	----------	--	---	--	----------

Comments: Full crown, canopy reaches and grows along grade. Two leaders originate at 6' high. Trunk leans NW. Canopy is somewhat thin. Excessive branch weight. History of limb and branch failure, one branch suspended in lower canopy.

**EXHIBIT B:**

**SITE MAP**

(1 sheet)



## **EXHIBIT C:**

### **PHOTOGRAPHS**

(18 sheets)

#### **Photo Index**

**Page C-1:** #1 thru 12

**Page C-2:** #11 thru 18

**Page C-3:** #19 thru 23

**Page C-4:** #24 thru 29

**Page C-5:** #30-33, 35-38, 135-137

**Page C-6:** #39-43, 45, 46, 49, 51

**Page C-7:** #53-56, 129

**Page C-8:** #57 thru 64

**Page C-9:** #64 thru 68

**Page C-10:** #68-70, 72

**Page C-11:** #72-75, 77-80

**Page C-12:** #81 thru 86

**Page C-13:** #87 thru 93

**Page C-14:** #94 thru 99

**Page C-15:** #100 thru 103

**Page C-16:** #104-128, 130-134

**Page C-17:** #138 thru 145

**Page C-18:** #144 thru 147



































