



**Draft Arborist Report**

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**3720 Hopyard Road  
Pleasanton, CA**

**PREPARED FOR  
Anabi Development, LLC  
Upland, CA**

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**May 2019**



# **DRAFT Arborist Report**

3720 Hopyard Road  
Pleasanton, CA

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## **Exhibits**

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***Tree Assessment Forms***

***Tree Assessment Plan***

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**DRAFT Arborist Report**  
3720 Hopyard Road  
Pleasanton, CA

***Introduction and Overview***

Anabi Development, LLC is planning site improvements to portions of the Shell gas station and 7-Eleven located at 3720 Hopyard Rd., in Pleasanton CA. Currently the site is an existing Shell gas station and 7-Eleven convenience store. HortScience I Bartlett Consulting (Divisions of The F.A. Bartlett Tree Expert Company) was asked prepared an **Arborist Report** for the site.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within and immediately adjacent to the proposed project area based on a visual inspection from the ground.
2. Identification of the trees that would be impacted by the proposed changes based on the development plans.
3. The appraisal value of the trees according to the procedures described in the *Guide for Plant Appraisal* (Council of Tree and Landscape Appraisers).
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

***Tree Assessment Methods***

Trees were assessed on May 13<sup>th</sup>, 2019. The survey included all trees 6" in diameter and greater, located within and adjacent to the proposed project area. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 4.5' above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
  - 5** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
  - 4** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
  - 3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
  - 2** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
  - 1** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.
  - High:** Trees with good health and structural stability that have the potential for longevity at the site.
  - Moderate:** Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.
  - Low:** Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

**City of Pleasanton Urban Tree Protection Requirements**

The Pleasanton Municipal Code Chapter 17.16 controls the removal and preservation of *Heritage* trees within the city. *Heritage* trees are defined as:

1. Any single-trunked tree with a circumference of 55 inches (18 inches diameter) or more measured four and one-half feet above ground level;
2. Any multi-trunked tree of which the two largest trunks have a circumference of 55 inches (18 inches diameter) or more measured four and one-half feet above ground level;
3. Any tree 35 feet or more in height;
4. Any tree of particular historical significance specifically designated by official action;
5. A stand of trees, the nature of which makes each dependent upon the other for survival or the area's natural beauty.

*Heritage* trees may not be removed, destroyed or disfigured without a permit.

**Description of Trees**

Twenty-seven (27) trees representing 8 species were evaluated (Table 1). Six (6) off-site and 8 street trees were included in the assessment. All of the trees were located along the perimeter of the property (including off-site trees), in landscape islands or along the street on Hopyard Rd. and West Las Positas Boulevard. Descriptions of each tree are found in the **Tree Assessment Form** and locations are plotted on the **Tree Assessment Plan** (see Exhibits).

**Table 1. Condition ratings and frequency of occurrence of trees  
 3720 Hopyard Road, Pleasanton, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Hackberry	<i>Celtis occidentalis</i>	3	2	-	5
Raywood ash	<i>Fraxinus oxycarpa</i> 'Raywood'	1	-	1	2
Glossy privet	<i>Ligustrum lucidum</i>	-	3	-	3
Canary Island pine	<i>Pinus canariensis</i>	1	1	3	5
Monterey pine	<i>Pinus radiata</i>	2	-	-	2
London plane	<i>Platanus x hispanica</i>	-	1	3	4
Red oak	<i>Quercus rubra</i>	1	-	-	1
Xylosma	<i>Xylosma congestum</i>	--	5	-	5
<b>Total</b>		<b>7</b>	<b>12</b>	<b>7</b>	<b>27</b>

Five (5) off-site Canary Island pines (trees #42-#46) were located on the neighboring property to the west. All of the Canary Island pines had had their crowns lifted over the 2-story building. All five pines were mature to semi-mature with diameters between 13" and 20". They ranged in condition from poor to good.

Five (5) Xylosma (trees #59-#63) were assessed. They formed a hedge between the gas station and the convenience store. They all were in fair condition. All of them had been topped.

Five (5) Hackberry street trees were growing along Hopyard Rd. and W. Los Positas Boulevard. They ranged in size from 10" to 16" in diameter and were in poor to moderate condition. They all had trunk wounds and several had moderate to extensive dieback in the crowns.

Four (4) London planes were assessed on the site. Three of them (tree #55-#57) were planted in turf in an irrigated island and formed a nice group along W. Los Positas Boulevard. All 3 trees were in excellent condition. They were semi-mature to mature in development and ranged in size from 16" to 22" in diameter. (**Photo 1**). London plane #64 was a 10" street tree planted along Hopyard Rd. and was in moderate condition.



**Photo 1:** London planes #55-57 (R to L) formed the backbone of the landscaping at the corners of W. Las Positas Blvd. and Hopyard Road. All 3 London planes were in excellent condition and had good form and structure.

Three (3) Glossy privets were included in the assessment. One young privet (tree #41) was off-site on the neighboring property to the west. It was 7" in diameter and in moderate condition. Two were near the property line (tree #s 47 & #48). Both were semi-mature and had multiple stems arising from the base. They were also in moderate condition.

Two (2) Monterey pines were growing in the southeast corner of the site. They were semi-mature and were located in an unirrigated landscape island between the parking lot and sidewalk along Hopyard Road. Monterey pine #65 was 18" in trunk diameter and #66 was 21" and leaned to the south. They were both in poor condition and showed signs of being drought stressed (**Photo 2**).



**Photo 2:** Looking northeast at Monterey pines #65(L) and 66 (R). Both trees were in poor condition, with lower branches dead. Monterey pine #66 leaned strongly to the south and had dieback of branch tips consistent with the fungal pathogen pine pitch canker (*Fusarium subglutinans*).

The remaining 3 trees were represented by 2 species, including:

- Two (2) Raywood ash street trees were located along W. Los Positas Blvd. Tree #40 was semi-mature and in good condition. Tree #50 was also semi-mature but was in poor condition with extensive dieback.
- Red oak #58 was 11" in diameter and located along the parking edge by the convenience store. It was in poor condition.

Overall, tree condition was moderate, with 12 trees in that category. Seven (7) trees were in poor condition and seven (7) were in good condition (**Table 1**, page 3).

The City of Pleasanton defines any tree with a diameter of 18" or greater, or a height of 35' or greater, as *Heritage*. *Heritage* status of individual trees is provided in the **Tree Assessment Form** (see Exhibits). A total of 9 of the trees assessed at the 3720 Hopyard Rd. site qualified as *Heritage*.

### ***Suitability for Preservation***

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**  
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**  
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**  
There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, Monterey pine and hackberry are moderately tolerant of construction impacts while London plane tolerates construction well.
- **Tree age and longevity**  
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**

Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as being invasive. Pleasanton is part of the Central West Floristic Province. None of the species assessed at the 3720 Hopyard Rd. site were listed as invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment. **Table 2** provides a summary of the suitability ratings.

We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with poor suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

**Table 2: Tree suitability for preservation  
3720 Hopyard Road, Pleasanton, CA.**

<b>High</b>	These are trees with good health and structural stability that have the potential for longevity at the site. Three (3) trees were considered highly suitable for preservation, including 3 London planes #55, #56 & #57.
<b>Moderate</b>	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. Eight (8) trees were moderately suitable for preservation, including Glossy privet #41, Canary Island pines #42, #44, #45 & #46, Hackberry #54, raywood ash #40 and London plane #64.
<b>Low</b>	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Sixteen (16) trees had low suitability for preservation, including 5 of the xylosma, hackberrys #49, #51, #52, #53, glossy privets #47 & #48, Canary Island pine #43, raywood ash #50, red oak #58 and Monterey pines #65 and #66.

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***Evaluation of Impacts and Recommendations***

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment Form** was the reference point for tree condition and quality. Potential impacts from construction were evaluated using the Proposed Site Plan, prepared by PM Design (dated December 10, 2018).

The plan proposes the following changes:

- Demolish the existing Shell gas station and 7-11 convenience store.
- Construct a new car wash along the western property line, a new 7-11 convenience store in the southwest corner of the site and a new filling station/car canopy along the Hopyard frontage.

- The driveways in the northwest and southeast corners of the site would be expanded to 35' wide.
- Bioretention areas would be installed in 3 locations across the site.

Based on my assessment of the current plans, 11 trees would be removed to accommodate the proposed changes. All 11 of the trees would be directly impacted by the proposed site changes. Two (2) of the trees identified for removal qualified as *Heritage*, #49 was a street tree on W. Las Positas Blvd. and all 11 were of low suitability for preservation. A description of the impacts to trees recommended for removal is provided in **Table 3**, along with their *Heritage* status.

Based on the proposed changes, 16 trees have been identified for preservation, 7 of which qualified as *Heritage*. This total included the 6 off-site trees and 7 of the street trees. Recommendations for management of trees identified for preservation and specific guidelines for maintaining tree health and vitality through the development processes, are provided in the **Tree Preservation Guidelines** that follow. Preservation of trees is predicated on adhering to the **Tree Preservation Guidelines** (page 8).

London plane #55 is currently proposed for preservation. However, successful preservation of the tree will require the location and/or the design of the bioretention area proposed immediately east of the tree be adjusted to provide a minimum of 10' between the tree trunk and edge of excavation.

**Table 3: Recommendations for action  
 3720 Hopyard Road, Pleasanton**

Tree #	Species	Trunk Diameter (in.)	Heritage?	Reason for removal
40	Raywood ash	15	No	<b>Preserve</b> , outside impacts
41	Glossy privet	7	No	<b>Preserve</b> , off-site
42	Canary Island pine	17	Yes	<b>Preserve</b> , off-site
43	Canary Island pine	16	Yes	<b>Preserve</b> , off-site
44	Canary Island pine	18	Yes	<b>Preserve</b> , off-site
45	Canary Island pine	20	Yes	<b>Preserve</b> , off-site
46	Canary Island pine	13	Yes	<b>Preserve</b> , off-site
47	Glossy privet	7,6,5	No	Remove, within improvements
48	Glossy privet	8,7,6,6,5,5,4	No	Remove, within improvements
49	Hackberry	11	No	<b>Remove</b> , within driveway expansion
50	Raywood ash	12	No	<b>Preserve</b> , street tree
51	Hackberry	12	No	<b>Preserve</b> , street tree
52	Hackberry	10	No	<b>Preserve</b> , street tree
53	Hackberry	14	No	<b>Preserve</b> , street tree
54	Hackberry	16	No	<b>Preserve</b> , street tree
55	London plane	22	Yes	<b>Preserve</b> , provide a minimum of 10' from bioretention
56	London plane	17	Yes	<b>Preserve</b> , outside impacts
57	London plane	16	No	<b>Preserve</b> , outside impacts
58	Red oak	11	No	Remove, within improvements
59	Xylosma	5,5,4	No	Remove, within improvements
60	Xylosma	6,4	No	Remove, within improvements
61	Xylosma	7	No	Remove, within improvements
62	Xylosma	8	No	Remove, within improvements
63	Xylosma	8,4	No	Remove, within improvements
64	London plane	10	No	<b>Preserve</b> , street tree
65	Monterey pine	18	Yes	Remove, within improvements
66	Monterey pine	21	Yes	Remove, impacted by bioretention

**Estimate of Value**

The City of Pleasanton requires that the value of all the surveyed trees be established. To accomplish this, I used the standard methods found in *Guide for Plant Appraisal*, 9th edition (published in 2000 by the International Society of Arboriculture, Champaign IL). In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the East Bay area. The *Species Classification and Group Assignment* lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual, as noted in the **Tree Assessment Form**. Location considers the site, placement and contribution of the tree in its surrounding landscape.

The estimated value of the 16 trees identified for preservation was \$43,650 (Table 4). The estimated value of the 11 trees identified for removal was \$7,750 (Table 5, following page).

**Table 4: Estimated value of trees identified for preservation  
 3720 Hopyard Road, Pleasanton**

Tree No.	Species	Trunk diameter (in.)	Heritage?	Estimated value (\$)
40	Raywood ash	15	No	3,250
41	Glossy privet	7	No	150
42	Canary Island pine	17	Yes	3,150
43	Canary Island pine	16	Yes	1,700
44	Canary Island pine	18	Yes	4,950
45	Canary Island pine	20	Yes	6,100
46	Canary Island pine	13	Yes	2,650
47	Glossy privet	7,6,5	No	900
48	Glossy privet	8,7,6,6,5,5,4	No	750
50	Raywood ash	12	No	200
51	Hackberry	12	No	1,000
52	Hackberry	10	No	2,200
53	Hackberry	14	No	7,350
54	Hackberry	16	No	4,450
55	London plane	22	Yes	3,950
56	London plane	17	Yes	900
57	London plane	16	No	3,250
64	London plane	10	No	150
<b>Total</b>				<b>\$43,650</b>

**Table 5: Appraised value of trees identified for removal  
 3720 Hopyard Road, Pleasanton**

Tree No.	Species	Trunk diameter (in.)	Heritage?	Estimated value (\$)
47	Glossy privet	7,6,5	No	250
48	Glossy privet	8,7,6,6,5,5,4	No	600
49	Hackberry	11	No	1,050
58	Red oak	11	No	1,050
59	Xylosma	5,5,4	No	750
60	Xylosma	6,4	No	600
61	Xylosma	7	No	550
62	Xylosma	8	No	700
63	Xylosma	8,4	No	900
65	Monterey pine	18	Yes	550
66	Monterey pine	21	Yes	750
<b>Total</b>				<b>\$7,750</b>

**Tree Preservation Guidelines**

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

**Design recommendations**

1. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading and utility plans, landscape and irrigation plans.
2. Evaluate relocating or redesigning the bioretention area proposed adjacent to London plane #55 to provide a minimum of 10' from the trunk of the tree. If this can't be accomplished, the tree may need to be removed.
3. A **TREE PROTECTION ZONE (TPZ)** shall be established around each tree to be preserved. **TREE PROTECTION ZONES** for trees identified for preservation are provided in the following table. No grading, excavation, construction or storage of materials shall occur within that zone.

**Specific Tree Protection Zones**

Tree No.	TPZ
#40, 50-54 and 64	DL in all directions
#41-46	PL E., DL in all other directions
#55	10' E., curb S., DL in all other directions
#56 and 57	Curb S., DL in all other directions

4. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
5. **Tree Preservation Notes**, prepared by the Consulting Arborist, should be included on all plans.
6. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
7. Irrigation systems must be designed so that no trenching will occur within the **TREE PROTECTION ZONE**.
8. Do not apply lime within 25' of any tree to be preserved. Lime is toxic to tree roots.
9. It is critical to maintaining tree health and longevity that the existing irrigation be maintained in proper working order. This is especially true for the trees that have developed in irrigated turf, such as London planes #55-57. If the existing irrigation system cannot be maintained, supplemental irrigation should be applied during the dry summer months (typically May through October).

**Pre-construction treatments and recommendations**

1. The demolition contractor and construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link. Fences are to remain until all grading and construction is completed.
3. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by Consulting Arborist. Fences are to remain until all grading, construction and landscaping is completed. Place weather proof signs, 2' x 2', on the fencing that read "**TREE PROTECTION ZONE** Keep Out" (eg. one sign for each of the four compass points).
4. To protect the trunks of street trees from incidental damage during demolition, wrap the trunks of trees adjacent to the construction to a height of 8' with straw wattle and orange snow fencing to provide a visual cue and protection from incidental contact.
5. Prune trees to be preserved to clean the crown and to provide clearance. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the latest edition of the ANSI Z133 and A300 standards as well as the *Best Management Practices -- Tree Pruning* published by the International Society of Arboriculture. Brush can be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**.
6. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.
7. Apply and maintain 4-6" of wood chip mulch within the **TREE PROTECTION ZONE**.

**Recommendations for tree protection during construction**

1. Prior to beginning work, all contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. No grading, construction, demolition or other work shall occur within the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
3. All underground utilities, drain lines or irrigation lines shall be routed outside the **TREE PROTECTION ZONE**. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed by the Consulting Arborist.
4. Any excavation within the dripline or other work that is expected to encounter tree roots, such as excavation adjacent to off-site trees #41-46, should be approved and monitored by the Consulting Arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Consulting Arborist will identify where root pruning is required and monitor all root pruning activities.
5. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
6. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
7. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

**Maintenance of impacted trees**

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, annual inspection for hazard potential is recommended.



John Leffingwell  
Board Certified Master Arborist #WE-3966B  
Registered Consulting Arborist #442



**Exhibits**

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**Tree Assessment Form**

**Tree Assessment Plan**



# Tree Assessment

3720 Hopyard Road  
Pleasanton, California  
May 2019



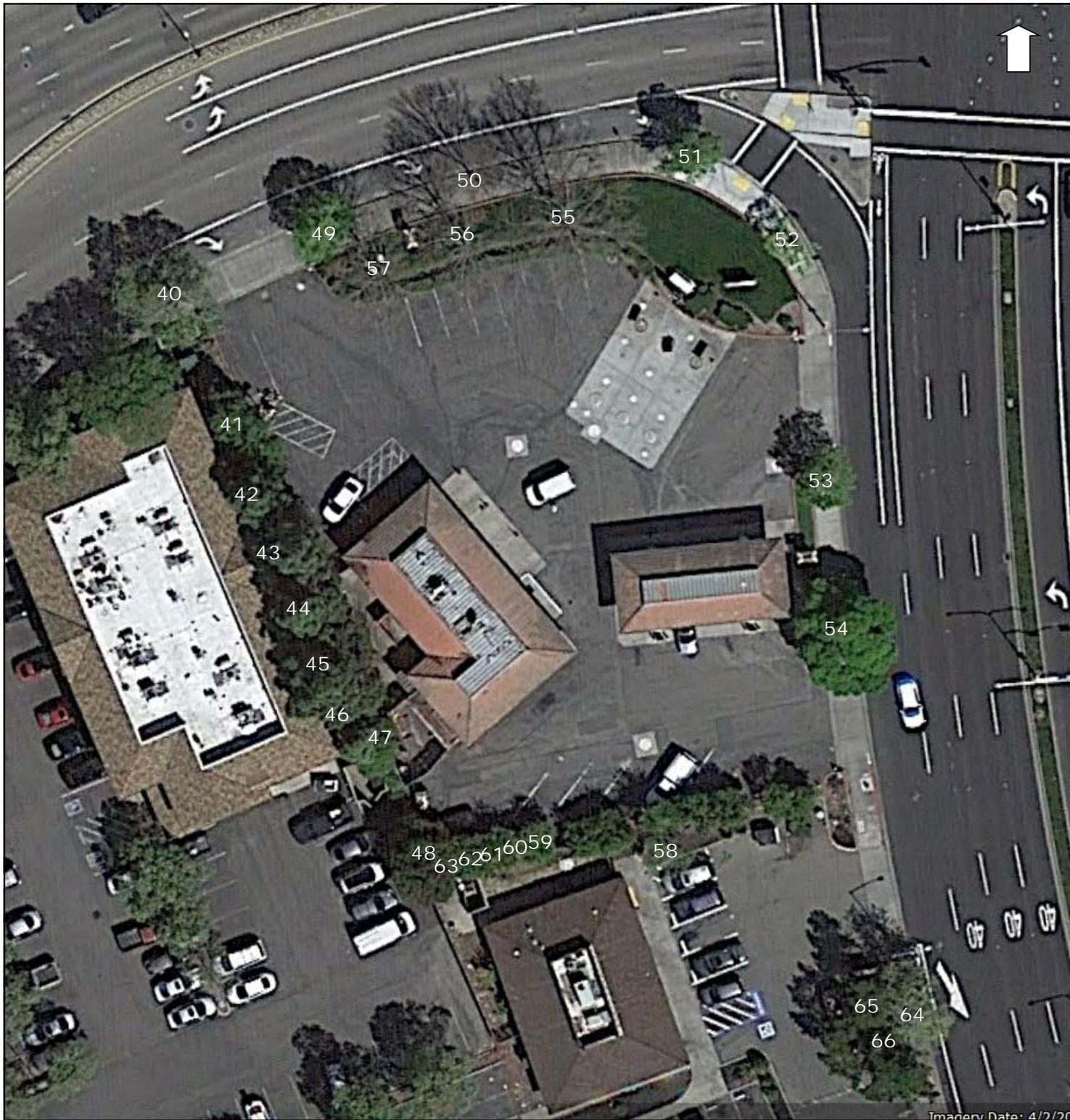
TREE No.	SPECIES	SIZE DIAMETER (in inches)	HERITAGE	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
40	Raywood ash	15	No	4	Moderate	Street tree; multiple attachments at 6'; full, dense crown.
41	Glossy privet	7	No	3	Moderate	Off-site; twig and branch dieback.
42	Canary Island pine	17	Yes	3	Moderate	Off-site; sinuous form; crown lifted over building.
43	Canary Island pine	16	Yes	2	Low	Off-site; leans east; thin crown; crown lifted over building.
44	Canary Island pine	18	Yes	4	Moderate	Off-site; good upright form and structure; crown lifted over building; large surface roots.
45	Canary Island pine	20	Yes	4	Moderate	Off-site; good upright form and structure; crown lifted over building; large surface roots.
46	Canary Island pine	13	Yes	4	Moderate	Off-site; good upright form and structure; crown lifted over building.
47	Glossy privet	7,6,5	No	3	Low	Multiple attachments at base; twig and branch dieback.
48	Glossy privet	8,7,6,6,5,5,4	No	3	Low	Multiple attachments at base; twig and branch dieback.
49	Hackberry	11	No	3	Low	Street tree; full, dense crown; trunk wound on west.
50	Raywood ash	12	No	2	Low	Street tree; multiple attachments at 6'; extensive dieback.
51	Hackberry	12	No	2	Low	Street tree; multiple attachments at 6'; extensive dieback; trunk wound.
52	Hackberry	10	No	1	Low	Street tree; multiple attachments at 6'; extensive dieback; trunk wound; very thin crown.
53	Hackberry	14	No	2	Low	Street tree; previously topped with extensive wounds; trunk wound with decay.
54	Hackberry	16	No	3	Moderate	Street tree; full, dense crown; lifting sidewalk; trunk wounds.

# Tree Assessment

3720 Hopyard Road  
Pleasanton, California  
May 2019



TREE No.	SPECIES	SIZE DIAMETER (in inches)	HERITAGE	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
55	London plane	22	Yes	5	High	Excellent form and structure; full, dense crown.
56	London plane	17	Yes	5	High	Excellent form and structure; full, dense crown.
57	London plane	16	No	5	High	Excellent form and structure; full, dense crown.
58	Red oak	11	No	2	Low	Extensive twig and branch dieback; thin crown.
59	Xylosma	5,5,4	No	3	Low	Large shrub; previously topped.
60	Xylosma	6,4	No	3	Low	Large shrub; previously topped.
61	Xylosma	7	No	3	Low	Large shrub; previously topped.
62	Xylosma	8	No	3	Low	Large shrub; previously topped.
63	Xylosma	8,4	No	3	Low	Large shrub; previously topped.
64	London plane	10	No	3	Moderate	Street tree; slightly suppressed to east.
65	Monterey pine	18	Yes	2	Low	Codominant at 5'; one stem bows to west; lower branches dead.
66	Monterey pine	21	Yes	2	Low	Heavy lean to southeast; lower branches dead; pine pitch canker.



# Tree Assessment Plan

**3720 Hopyard Road  
Pleasanton, CA**

*Prepared for:*  
Anabi Development, LLC  
Upland, CA

May 2019

No Scale

**Notes:**

Base map provided by:  
Google Earth

Numbered tree locations are approximate



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