Tree Report

Anton Hacienda
5725 West Las Positas Blvd.
Pleasanton, CA

PREPARED FOR
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Introduction and Overview

St Anton Partners is planning to re-develop the 5.5 acre property at 5725 W. Las Positas Boulevard in Pleasanton, CA into a multi-family apartment project. Current site use consists of a parking lot, a maintenance building and landscaping. An existing medical building, parking lot and landscaping borders the site to the northeast. HortScience, Inc. was asked to prepare a Tree Report for the site as part of the application to the City of Pleasanton. The report provides the following information.

1. An assessment of trees within and adjacent to the proposed project area.
2. An evaluation of the condition of each tree.
3. An assessment of the impacts of constructing the proposed project on the trees.
4. An appraisal of value of each on-site tree to be persevered.
5. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees were assessed in August 2012. The survey included trees 6" in diameter and greater, located within the proposed project area. Trees located offsite that were either near the proposed project or had canopies extending over the site were included. 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 "good", "moderate" or "poor". 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.

   Good: 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 than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'good' category.

Poor: 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.

Description of Trees

One hundred thirty-seven (137) trees were evaluated representing 11 species (Table 1). Descriptions of each tree are found in the ***Tree Assessment*** and locations are shown on the ***Tree Assessment Map*** (see attachments). Fifty-five trees met the City's criterion for "Heritage tree", a trunk diameter of 17" or greater or 35' or more in height for any species.

The most frequently occurring species was Chinese hackberry with 45 trees (33%). Evergreen ash was the second most common species was with 37 trees (27%). Coast live oak was represented by 12 trees (9%). Canary Island pine, callery pear and silk tree each had 8 trees (6%). The coast live oaks were located in a row along the fence and are not likely indigenous to the site. The valley oak may be native to the site. The other species were non-native species planted as part of the landscape treatment. Trunk diameter ranged from 6" to 27" for single-trunked trees. Overall, trees were predominantly in fair condition (58%) and good condition (31%). Fifteen trees (11%) were in poor condition.

Table 1: Tree condition and frequency of occurrence.
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Common Name	***Scientific Name***	***Condition Rating***			***No. of Trees***
		Poor (1-2)	*Fair* (3)	*Good* (4-5)	
Silk tree	*Albizia julibrissin*	--	4	4	8
Italian alder	*Alnus cordata*	--	3	1	4
Chinese hackberry	*Celtis sinensis*	2	30	13	45
Red river gum	*Eucalyptus camaldulensis*	1	2	--	3
Red ironbark	*Eucalyptus sideroxylon*	5	1	--	6
Raywood ash	*Fraxinus angustifolia* 'Raywood'	--	4	--	4
Evergreen ash	*Fraxinus uhdei*	6	24	7	37
Canary Island pine	*Pinus canariensis*	--	1	7	8
Callery pear	*Pyrus calleryana*	--	8	--	8
Coast live oak	*Quercus agrifolia*	1	5	6	12
Valley oak	*Quercus lobata*	--	1	--	1
Total, all trees		**15**	**78**	**44**	**137**
		11%	58%	31%	100%

Chinese hackberry trees, the most common species, were located in planters in the parking lot. Most of the trees were in fair condition. . The trees generally had good form and structure. Trees in fair condition had thin crowns, branch dieback and sunscald (Photo 1).

The large evergreen ash, located on the parkway berm along W. Las Positas Blvd., screened the parking lot from the street. The ash were spaced closely together. The majority of the trees had good vigor but were in fair condition. Trees in fair condition were characterized by fair structure,

branch attachment with included bark (bark between branches), narrow form and thin crowns. Water stress appeared to be contributing to the twig and branch dieback. On tree #35 a 14" stem had a 5' long split due to a poor attachment (Photo 2). The trees also had large surface roots throughout the turf.

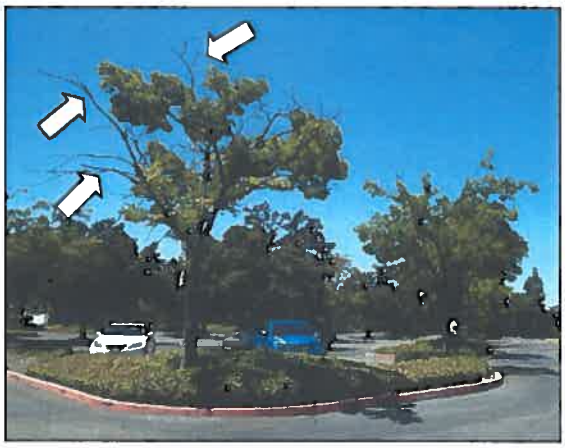

Photo 1 (above): Many of the hackberries in parking lot island had dead branches as illustrated by #101 (left) in poor condition, and 102 (right) in fair condition.

Photo 2 (right): Evergreen ash #35 split at a weak attachment (arrow). Further failure of this tree is likely.

Coast live oaks were young to semi-mature in character. Trees were about evenly split between good and fair condition. Trees in good condition had good health and good form and structure. Trees that were fair tended to have suppressed forms because they were dominated by larger trees. These oaks were located along the top of bank of the canal.

Canary Island pines were located in a narrow planter near the flood control channel. All but one was in good condition (Photo 3).

Photo 3 (left) Canary Island pines #80 and 81 were in good condition.

Photo 4 (right) Callery pear #109 was surrounded by pavement. Physiological stress is noted by the branch tip dieback present.

Callery pears were located in the planters in the parking lot. They were all in fair condition. The trees had fair structure, multiple attachments with included bark and some branch dieback (Photo 4).

Silk trees were located in the turf area at the existing entrance on W. Las Positas Blvd (Photo 5). The trees were in good to fair condition. Some had suppressed crowns due to competition with neighboring trees, trunks that leaned and surface roots. The surface roots were damaged from maintenance activities resulting in some decay.

Photo 5: Silk trees #24-26 at the entrance to the site on West Las Positas Blvd.

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. The hackberry and pear trees with dead and dying branches so not have adequate health to respond and recover from site changes.

- **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. Evergreen ash trees such as #35 (photo 2) with significant structural defects are likely to fail and could injure or damage people and vehicles beneath them.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example evergreen ash and Canary Island pine have a moderate tolerance to construction impacts. In contrast coast live oak good tolerance to site disturbance.

- **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 which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see ***Tree Assessment*** in Appendix, and Table 2). We consider trees with good 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

Good These are trees with good health and structural stability that have the potential for longevity at the site. Twenty-eight (28) trees were rated as having good suitability including 11 Heritage trees.

Tree No.	Species	Diameter (in.)	Heritage Tree?
21	Silk tree	12	No
23	Silk tree	15	No
25	Silk tree	12	No
26	Silk tree	12	No
29	Evergreen ash	25	Yes
47	Evergreen ash	24	Yes
52	Evergreen ash	31	Yes
53	Coast live oak	20	Yes
63	Coast live oak	20	No
65	Valley oak	14,10	Yes
66	Canary Island pine	24	Yes
70	Canary Island pine	18	Yes
76	Coast live oak	18,12	Yes
78	Coast live oak	17	No
80	Canary Island pine	21	Yes
81	Canary Island pine	15	No
84	Coast live oak	20	Yes
91	Italian alder	14	No
95	Chinese hackberry	12	No
100	Chinese hackberry	13	No
108	Chinese hackberry	11	No
121	Chinese hackberry	12	No
122	Chinese hackberry	13	No
129	Chinese hackberry	19	Yes
137	Chinese hackberry	14	No
138	Coast live oak	9	No
139	Coast live oak	11	No
142	Coast live oak	6	No

Table 2: Tree suitability for preservation, continued

Moderate

Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "good" category. Seventy-eight (78) trees were rated as having moderate suitability for preservation including 29 Heritage trees.

Tree No.	Species	Diameter (in.)	Heritage Tree?
1	Evergreen ash	15	Yes
2	Chinese hackberry	13	No
3	Evergreen ash	27	Yes
6	Chinese hackberry	10	No
7	Evergreen ash	20	Yes
8	Evergreen ash	16	Yes
9	Evergreen ash	20	Yes
10	Chinese hackberry	15	No
11	Evergreen ash	17	Yes
12	Evergreen ash	23	Yes
14	Evergreen ash	22	Yes
15	Evergreen ash	17	Yes
16	Chinese hackberry	10	No
17	Evergreen ash	22	Yes
18	Evergreen ash	20	Yes
19	Evergreen ash	23	Yes
20	Silk tree	10	No
22	Silk tree	11	No
24	Silk tree	10	No
27	Silk tree	10	No
28	Evergreen ash	19	Yes
30	Evergreen ash	21	Yes
31	Evergreen ash	20	Yes
33	Evergreen ash	26	Yes
38	Chinese hackberry	14	No
39	Evergreen ash	17	Yes
40	Evergreen ash	26	Yes
41	Evergreen ash	21	Yes
42	Evergreen ash	12	Yes
46	Evergreen ash	19	Yes
48	Evergreen ash	18	No
50	Evergreen ash	18	Yes
51	Evergreen ash	20	Yes
60	Coast live oak	13	No
64	River red gum	26	Yes
67	Canary Island pine	12	No
69	Canary Island pine	12	Yes
71	Coast live oak	16	No
72	Coast live oak	12	No
73	Red ironbark	20	Yes
77	Canary Island pine	18	Yes
79	Canary Island pine	15	Yes
82	Coast live oak	13	No
83	Chinese hackberry	7	Yes

Table 2: Tree suitability for preservation, continued
Moderate suitability for preservation

Tree No.	Species	Diameter (in.)	Heritage Tree?
85	Raywood ash	13	No
86	Raywood ash	6	No
87	Raywood ash	13	No
88	Raywood ash	13	No
92	Italian alder	9	No
94	Chinese hackberry	16	No
97	Chinese hackberry	7	No
102	Chinese hackberry	9	No
103	Chinese hackberry	11	No
104	Chinese hackberry	12	No
105	Chinese hackberry	10	No
106	Chinese hackberry	12	No
107	Chinese hackberry	16	No
109	Callery pear	14	No
110	Callery pear	12	No
112	Callery pear	14	No
113	Chinese hackberry	9	No
114	Callery pear	14	No
115	Callery pear	14	No
116	Callery pear	15	No
117	Callery pear	14	No
119	Chinese hackberry	11	No
120	Chinese hackberry	11	No
123	Chinese hackberry	8	No
124	Chinese hackberry	8	No
125	Chinese hackberry	9	No
127	Chinese hackberry	11	No
128	Chinese hackberry	14	No
130	Chinese hackberry	14	No
131	Chinese hackberry	12	No
133	Chinese hackberry	13	No
134	Chinese hackberry	16	No
135	Chinese hackberry	16	No
136	Chinese hackberry	10	No

Table 2: Tree suitability for preservation, continued

Poor

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. Thirty-one (31) trees were rated as having poor suitability for preservation including 15 Heritage trees.

Tree No.	Species	Diameter (in.)	Heritage Tree?
4	Evergreen ash	7	No
5	Evergreen ash	18	Yes
13	Evergreen ash	18	Yes
32	Chinese hackberry	15	No
34	Evergreen ash	16	Yes
35	Evergreen ash	21	Yes
36	Evergreen ash	17	Yes
37	Evergreen ash	18	Yes
43	Chinese hackberry	9	No
44	Evergreen ash	14	Yes
45	Evergreen ash	15	Yes
49	Evergreen ash	21	Yes
54	Red ironbark	17	Yes
55	Red ironbark	16	Yes
56	Red ironbark	16	Yes
57	Red ironbark	19	Yes
58	River red gum	22	Yes
59	River red gum	15	Yes
75	Red ironbark	16	No
89	Italian alder	8	No
90	Italian alder	9	No
93	Chinese hackberry	11	No
96	Chinese hackberry	12	No
98	Chinese hackberry	12	No
99	Chinese hackberry	10	No
101	Chinese hackberry	11	No
111	Callery pear	10	No
118	Chinese hackberry	11	No
126	Chinese hackberry	15	No
132	Chinese hackberry	11	No
141	Coast live oak	12	No

Evaluation of Impacts and Recommendations for Preservation

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*** was the reference point for tree condition and quality. Potential impacts from redevelopment of the site were evaluated using the Site Plan provided by KTGY Engineers (dated June 6, 2012).

The plans depicted the proposed footprint for apartment buildings, parking lots and carports, and a pocket park. The existing driveway entrance on W. Las Positas will remain.

Impacts to trees will occur in several ways. Demolition of existing site improvements such as the maintenance building, parking lot, curbs, existing utilities and hidden features may damage both tree roots and crowns. Providing access for construction may require pruning of tree crowns. Excavation and grading to construct the proposed improvements may damage tree roots both directly through mechanical injury, and indirectly by altering soil structure, drainage, and biology.

Based on our review of the KGTY plan provided to us, we recommend preservation of 59 trees, including 36 Heritage trees. There are 31 trees in poor condition that we recommend removing, 17 of which are Heritage trees. Ten are street trees within the parkway along West Las Positas: #4, 13, 34, 35, 36, 37, 42, 44, 45, and 49. It is not necessary to remove them for development, but because of their poor health and/or structure. Forty-seven (47) trees are within the development footprint and will be removed, two of which are Heritage trees.

Preservation of the 59 trees is predicated on the construction impacts being within the tolerances of the trees and on the implementation of specific recommendations in the ***Tree Preservation Guidelines***. Specific tree root and crown impacts at new curbs and parking improvements should be evaluated when construction plans are available. Depending on the extent of impact, additional trees may be recommended for removal.

Photo 6: Although the development plan allows for preservation of hackberry #32, it is in poor condition and is not expected to survive. We recommend removing this tree.

Table 3: Recommended action for trees at the Anton Hacienda.
(Heritage trees in bold)

Tree #	Species	Trunk Diameter (in.)	Action	Comments
1	Evergreen ash	15	Preserve	Outside development area.
2	Chinese hackberry	13	Preserve	Outside development area.
3	**Evergreen ash**	27	Preserve	Street tree in parkway.
4	Evergreen ash	7	Remove	Street tree in parkway. Poor condition.
5	**Evergreen ash**	18	Preserve	Street tree in parkway.
6	Chinese hackberry	10	Remove	Within building footprint.
7	**Evergreen ash**	20	Preserve	Street tree in parkway.
8	Evergreen ash	16	Preserve	Street tree in parkway.
9	**Evergreen ash**	20	Preserve	Street tree in parkway.
10	Chinese hackberry	15	Remove	Within building footprint.
11	**Evergreen ash**	17	Preserve	Street tree in parkway.
12	**Evergreen ash**	23	Preserve	Street tree in parkway.
13	**Evergreen ash**	18	Remove	Street tree in parkway. Poor condition.
14	**Evergreen ash**	22	Preserve	Street tree in parkway.
15	Chinese hackberry	10	Remove	Within building footprint.
16	Evergreen ash	17	Preserve	Street tree in parkway.
17	**Evergreen ash**	22	Preserve	Street tree in parkway.
18	**Evergreen ash**	20	Remove	Poor condition and suitability.
19	**Evergreen ash**	23	Preserve	Street tree in parkway.
20	Silk tree	10	Preserve	Street tree in parkway.
21	Silk tree	12	Preserve	Street tree in parkway.
22	Silk tree	11	Preserve	Street tree in parkway.
23	Silk tree	15	Preserve	At entrance from WLP
24	Silk tree	10	Remove	Curb for parking area at trunk edge.
25	Silk tree	12	Preserve	At entrance from WLP
26	Silk tree	12	Preserve	Street tree in parkway.
27	Silk tree	10	Preserve	Street tree in parkway.
28	**Evergreen ash**	19	Preserve	Street tree in parkway.
29	**Evergreen ash**	25	Preserve	Street tree in parkway.
30	**Evergreen ash**	21	Preserve	Street tree in parkway.
31	**Evergreen ash**	20	Preserve	Street tree in parkway.
32	Chinese hackberry	15	Remove	Tree in poor condition.
33	**Evergreen ash**	26	Preserve	Street tree in parkway.
34	Evergreen ash	16	Remove	Poor suitability for preservation. Street tree in parkway.
35	**Evergreen ash**	21	Remove	Poor suitability for preservation. Street tree in parkway.
36	Evergreen ash	17	Remove	Poor suitability for preservation. Street tree in parkway.
37	**Evergreen ash**	18	Remove	Poor suitability for preservation. Street tree in parkway.
38	Chinese hackberry	14	Remove	Within building footprint.
39	Evergreen ash	17	Preserve	Street tree in parkway.
40	**Evergreen ash**	26	Preserve	Street tree in parkway.

Table 3: Recommended action for trees at the Anton Hacienda, continued.

Tree #	Species	Trunk Diameter (in.)	Action	Comments
41	**Evergreen ash**	21	Preserve	Street tree in parkway.
42	Evergreen ash	12	Remove	Poor suitability for preservation.
43	Chinese hackberry	9	Remove	Poor condition and suitability. Within building footprint.
44	Evergreen ash	14	Remove	Poor condition and suitabilitiy preservation. Street tree in parkway.
45	Evergreen ash	15	Remove	Poor condition and suitability. Street tree in parkway.
46	**Evergreen ash**	19	Preserve	Street tree in parkway.
47	**Evergreen ash**	24	Preserve	Street tree in parkway.
48	**Evergreen ash**	18	Preserve	Street tree in parkway.
49	**Evergreen ash**	21	Remove	Poor condition and suitability. Street tree in parkway.
50	**Evergreen ash**	18	Preserve	Street tree in parkway.
51	**Evergreen ash**	20	Preserve	Street tree in parkway.
52	**Evergreen ash**	31	Preserve	Street tree in parkway.
53	**Coast live oak**	20	Preserve	Along canal.
54	Red ironbark	16	Remove	Poor condition and suitability.
55	**Red ironbark**	17	Remove	Poor condition and suitability.
56	Red ironbark	16	Remove	Poor condition and suitability.
57	**Red ironbark**	19	Remove	Poor condition and suitability.
58	**Red river gum**	22	Remove	Poor suitability for preservation.
59	Red river gum	15	Remove	Poor condition and suitability.
60	Coast live oak	13	Preserve	Along canal.
63	**Coast live oak**	26	Preserve	Along canal.
64	**Red river gum**	23	Preserve	
65	**Valley oak**	14,10	Preserve	Along canal.
66	**Canary Island pine**	24	Preserve	
67	Canary Island pine	12	Preserve	
69	Canary Island pine	12	Preserve	
70	**Canary Island pine**	18	Preserve	
71	Coast live oak	16	Preserve	Along canal.
72	Coast live oak	12	Preserve	Along canal.
73	**Red ironbark**	17	Remove	Poor suitability for preservation.
75	**Red ironbark**	16	Remove	Poor condition and suitability.
76	**Coast live oak**	18, 12	Preserve	Along canal.
77	**Canary Island pine**	18	Preserve	
78	Coast live oak	17	Preserve	Along canal.
79	Canary Island pine	15	Preserve	
80	**Canary Island pine**	21	Preserve	
81	Canary Island pine	15	Preserve	
82	Coast live oak	13	Preserve	Along canal.
83	Chinese hackberry	7	Preserve	North of property.
84	**Coast live oak**	20	Preserve	North of property.
85	Raywood ash	13	Remove	Development impacts; in driveway.
86	Raywood ash	6	Remove	Development impacts; in driveway.
87	Raywood ash	13	Remove	Development impacts; in driveway.
88	Raywood ash	13	Remove	Development impacts; in driveway.

Table 3: Recommended action for trees at the Anton Hacienda, continued.

Tree #	Species	Trunk Diameter (in.)	Action	Comments
89	Italian alder	8	Remove	Within parking lot. Poor suitability for preservation.
90	Italian alder	9	Remove	Within parking lot. Poor suitability for preservation.
91	Italian alder	14	Remove	Within development footprint.
92	Italian alder	9	Remove	Within development footprint.
93	Chinese hackberry	11	Remove	Within development footprint.
94	Chinese hackberry	16	Preserve	Outside development area.
95	Chinese hackberry	12	Remove	Within development footprint.
96	Chinese hackberry	12	Remove	Within development footprint. Poor suitability for preservation.
97	Chinese hackberry	7	Remove	Within development footprint.
98	Chinese hackberry	12	Remove	Within development footprint. Poor suitability for preservation.
99	Chinese hackberry	10	Remove	Within development footprint. Poor suitability for preservation.
100	Chinese hackberry	13	Remove	Within development footprint.
101	Chinese hackberry	11	Remove	Within development footprint. Poor suitability for preservation.
102	Chinese hackberry	9	Remove	Within development footprint.
103	Chinese hackberry	11	Remove	Within development footprint.
104	Chinese hackberry	12	Remove	Within development footprint.
105	Chinese hackberry	10	Remove	Within development footprint.
106	Chinese hackberry	12	Remove	Within development footprint.
107	Chinese hackberry	16	Remove	Within development footprint.
108	Chinese hackberry	11	Remove	Within development footprint.
109	Callery pear	14	Remove	Within development footprint.
110	Callery pear	12	Remove	Within development footprint.
111	Callery pear	10	Remove	Within development footprint. Poor suitability for preservation.
112	Callery pear	14	Remove	Within development footprint.
113	Chinese hackberry	9	Remove	Within development footprint.
114	Callery pear	14	Remove	Within development footprint.
115	Callery pear	14	Remove	Within development footprint.
116	Callery pear	15	Remove	Within development footprint.
117	Callery pear	14	Remove	Within development footprint.
118	Chinese hackberry	11	Remove	Within development footprint. Poor suitability for preservation.
119	Chinese hackberry	11	Remove	Within development footprint.
120	Chinese hackberry	11	Remove	Within development footprint.
121	Chinese hackberry	12	Remove	Within development footprint.
122	Chinese hackberry	13	Remove	Within development footprint.
123	Chinese hackberry	8	Remove	Within development footprint.
124	Chinese hackberry	8	Remove	Within development footprint.
125	Chinese hackberry	9	Remove	Within development footprint.
126	Chinese hackberry	15	Remove	Within development footprint. Poor suitability for preservation.
127	Chinese hackberry	11	Remove	Within development footprint.
128	Chinese hackberry	14	Remove	Within development footprint.
129	**Chinese hackberry**	19	Remove	Within development footprint.
130	Chinese hackberry	14	Remove	Within development footprint.

Table 3: Recommended action for trees at the Anton Hacienda, continued

Tree #	Species	Trunk Diameter (in.)	Action	Comments
131	Chinese hackberry	12	Remove	Within development footprint.
132	Chinese hackberry	11	Remove	Within development footprint. Poor suitability for preservation.
133	Chinese hackberry	13	Remove	Within development footprint.
134	Chinese hackberry	16	Remove	Within development footprint.
135	Chinese hackberry	16	Remove	Within development footprint.
136	Chinese hackberry	10	Remove	Within development footprint.
137	Chinese hackberry	14	Remove	Within development footprint.
138	Coast live oak	9	Preserve	Along canal.
139	Coast live oak	11	Preserve	Along canal.
141	Coast live oak	12	Preserve	Along canal.
142	Coast live oak	6	Preserve	Along canal.

Appraisal of Value

The City of Pleasanton requires that the value of on-site trees be established and included as part of a **Tree Report**. To establish these values, we employed the standard methods found in ***Guide for Plant Appraisal***, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy 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. The ***Species Classification and Group Assignment*** lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the trees prior to removal. The location factor considers the site, placement and contribution of the tree in its surrounding landscape.

Considering the four factors noted above, we established the value of the 59 trees to be preserved at $139,850 (Table 4).

Table 4. Appraisal of value: Anton Hacienda. Pleasanton CA.

Tree No.	Species	Appraised Value
1	Evergreen ash	1,000
2	Chinese hackberry	1,300
3	Evergreen ash	3,150
5	Evergreen ash	1,750
7	Evergreen ash	1,550
8	Evergreen ash	1,100
9	Evergreen ash	1,750
11	Evergreen ash	1,250
12	Evergreen ash	2,300

Table 4. Appraisal of value: Anton Hacienda. Pleasanton CA, continued.

Tree No.	Species	Appraised Value
14	Evergreen ash	2,100
16	Chinese hackberry	800
17	Evergreen ash	2,100
19	Evergreen ash	2,300
20	Silk tree	650
21	Silk tree	1,300
22	Silk tree	800
23	Silk tree	1,750
25	Silk tree	1,300
26	Silk tree	1,300
27	Silk tree	650
28	Evergreen ash	1,550
29	Evergreen ash	3,800
30	Evergreen ash	1,900
31	Evergreen ash	1,750
33	Evergreen ash	4,100
39	Evergreen ash	1,250
40	Evergreen ash	4,100
41	Evergreen ash	2,400
46	Evergreen ash	1,600
47	Evergreen ash	3,500
48	Evergreen ash	1,400
50	Evergreen ash	1,400
51	Evergreen ash	1,850
52	Evergreen ash	5,800
53	Coast live oak	5,850
60	Coast live oak	1,400
63	Coast live oak	4,550
64	Red river gum	2,400
65	Valley oak	4,400
66	Canary Island pine	8,400
67	Canary Island pine	1,650
69	Canary Island pine	1,650
70	Canary Island pine	3,700
71	Coast live oak	2,100
72	Coast live oak	1,200
76	Coast live oak	5,250
77	Canary Island pine	3,700
78	Coast live oak	4,250
79	Canary Island pine	1,850
80	Canary Island pine	5,000
81	Canary Island pine	2,600
82	Coast live oak	1,400
83	Chinese hackberry	400
84	Coast live oak	5,850
85	Raywood ash	1,300
95	Chinese hackberry	1,300
139	Coast live oak	1,400
141	Coast live oak	1,200
142	Coast live oak	450

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 depends on the amount of excavation and grading, care with which demolition is undertaken, and 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. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.

2. **TREE PROTECTION ZONE** shall be established around each tree. No grading, excavation, construction or storage of materials shall occur within that zone. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, either temporarily nor permanently. The limits of the **TREE PROTECTION ZONE** will be adjusted following review of grading and construction plans. For design purposes, the **TREE PROTECTION ZONE** trees shall be defined as the tree dripline.

3. **Tree Preservation Notes**, prepared by the Consulting Arborist, should be included on all plans.

4. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

5. Irrigation systems must be designed so that no trenching that severs roots larger than 1" diameter will occur within the **TREE PROTECTION ZONE**.

6. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-construction treatments and recommendations

1. The 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 or equivalent as approved by the City. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.

3. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities, and reduce weight on weak attachments. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree

Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition.

4. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.

2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.

3. Tree protection devices are to remain until all site work has been completed within the work are. Fences or other protection devices may not be relocated or removed without permission of the Project Arborist.

4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.

5. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.

6. If roots 2" and greater in diameter are encountered and during site work must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.

7. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.

8. Supplemental irrigation shall be applied as determined by the Consulting Arborist.

9. 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.

10. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.

11. 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
Trees preserved at the Anton Hacienda site will experience the 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, monitoring 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, it is recommended that the property owner have the trees inspected annually for hazard potential.

HortScience, Inc.

Nelda Matheny
Register Consulting Arborist #243
Board Certified Master Arborist #WE-0195B

Exhibits

Tree Assessment Map

Tree Assessment

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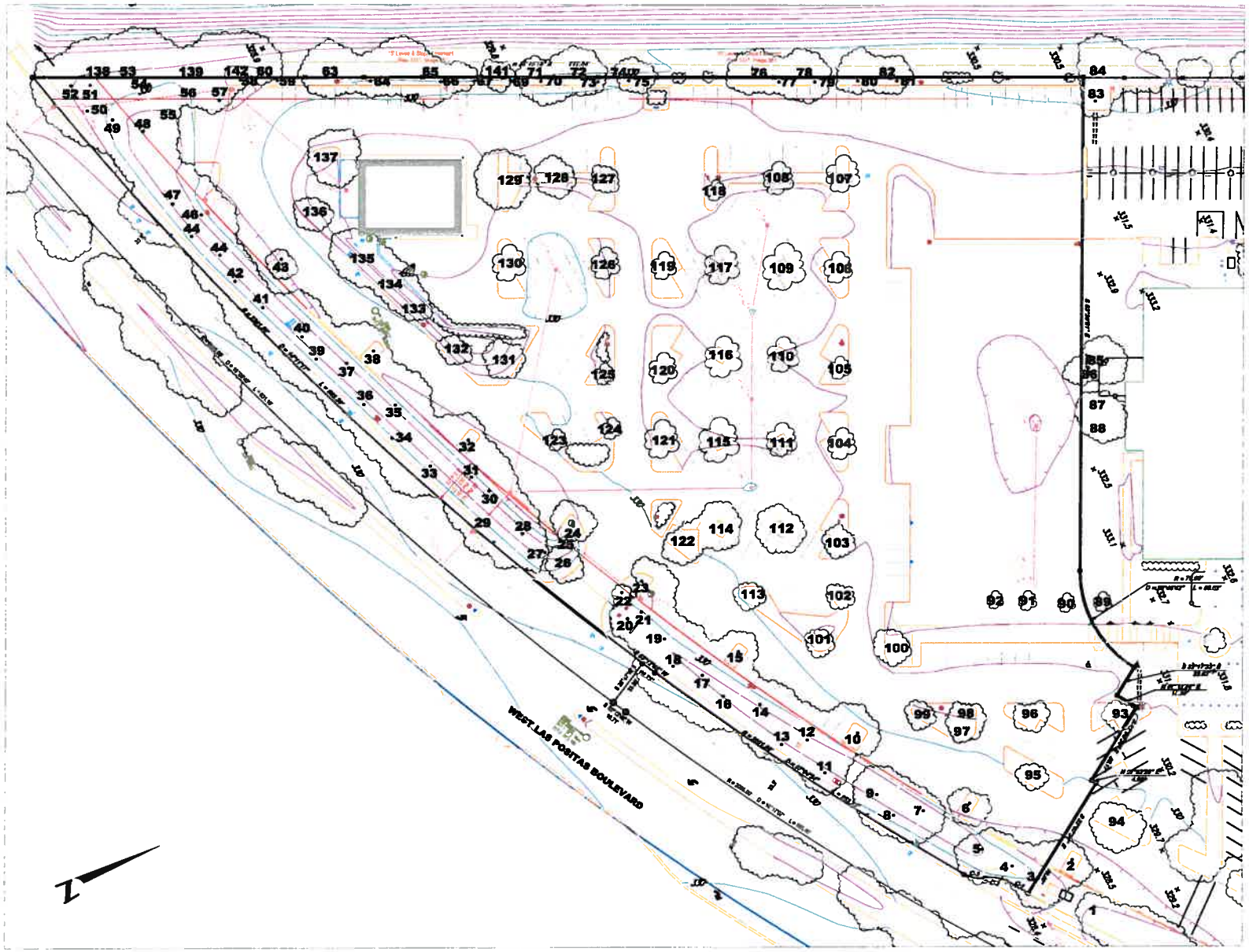

Tree Assessment Map

5725 W. Las Positas
Pleasanton, CA

Prepared for:
St. Anton Partners
Sacramento, CA

August 2012

No Scale

Notes:
Base map provided by:
Morrow Surveying
Sacramento, CA

Numbered tree locations with no survey point are approximate.

HORT SCIENCE

325 Ray Street
Pleasanton, CA 94566
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Tree Assessment

Anton Hacienda
Pleasanton, California
August 2012

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TREE No.	SPECIES	SIZE DIAMETER (in inches)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	HERITAGE TREE ?	COMMENTS
1	Evergreen ash	15	3	Moderate	Yes	One-sided crown; slightly thin crown; dieback to 2" diameter.
2	Chinese hackberry	13	3	Moderate	No	Good form and structure; crown somewhat thin and chlorotic; dieback to 2".
3	Evergreen ash	27	3	Moderate	Yes	Codominant at 6' with included bark; narrow attachments; full crown.
4	Evergreen ash	7	1	Poor	No	Declining health; extensive sunscald on trunk.
5	Evergreen ash	18	2	Poor	Yes	Codominant at 6'; poor attachments; sunscald on branches; recent branch failure at 12'.
6	Chinese hackberry	10	4	Moderate	No	Good form and structure; sunscalded bark; minor twig dieback.
7	Evergreen ash	20	3	Moderate	Yes	Narrow crown; codominant at 6'; minor twig dieback.
8	Evergreen ash	16	3	Moderate	Yes	Codominant at 7' with included bark; chlorotic foliage; twig and branch dieback to 2".
9	Evergreen ash	20	3	Moderate	Yes	Codominant at 6'; thin crown; chlorotic foliage; branch dieback to 2"; surface roots cut on west.
10	Chinese hackberry	15	4	Moderate	No	Excellent form and structure; slightly thin crown; chlorotic foliage.
11	Evergreen ash	17	3	Poor	Yes	Multiple attachments at 8'; poor attachments; thin crown; twig and branch dieback to 2".
12	Evergreen ash	23	3	Moderate	Yes	Multiple attachments at 7' with included bark; poor attachments; seam on west side of trunk.
13	Evergreen ash	18	2	Poor	Yes	Thin crown; codominant at 9'; branch dieback; poor attachments.
14	Evergreen ash	22	4	Moderate	Yes	Good form; included bark in some attachments; twig dieback.
15	Evergreen ash	17	3	Moderate	Yes	Multiple attachments at 10'; narrow form.

Tree Assessment

Anton Hacienda
Pleasanton, California
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	HERITAGE TREE ?	COMMENTS
16	Chinese hackberry	10	3	Moderate	No	Good form and structure; thin crown; chlorotic foliage; multiple attachments at 7'.
17	Evergreen ash	22	3	Moderate	Yes	Multiple attachments at 8' with included bark; narrow attachments; thin crown; twig and branch dieback to 1"; surface roots cut on west.
18	Evergreen ash	20	3	Moderate	Yes	Codominant at 6'; broken branch on east and west left exposed wood with good response wood; poor attachments; twig and branch dieback.
19	Evergreen ash	23	3	Moderate	Yes	Multiple attachments at 9'; narrow form; poor attachments with included bark; branch dieback to 2".
20	Silk tree	10	3	Moderate	No	Crown one sided; minor branch dieback to 2".
21	Silk tree	12	4	Good	No	Good form and structure; minor twig and branch dieback.
22	Silk tree	11	3	Moderate	No	Slight lean to south; minor branch dieback.
23	Silk tree	15	4	Good	No	Good form and structure.
24	Silk tree	10	3	Moderate	No	Crown one sided; wounds on large surface roots; suppressed by #25.
25	Silk tree	12	4	Good	No	Multiple attachments at 5'; wounds on large surface roots.
26	Silk tree	12	4	Good	No	Crown has slight lean and is one sided to east.
27	Silk tree	10	3	Moderate	No	Codominant at 7'; twig and branch dieback to 2"; girdling root.
28	Evergreen ash	19	3	Moderate	Yes	Narrow form; minor branch dieback to 2"; limb on east separating from crown; girdling/circling roots.
29	Evergreen ash	25	4	Good	Yes	Full crown; multiple attachments at 8'; narrow attachments; slight lean east.
30	Evergreen ash	21	3	Moderate	Yes	Thin crown; codominant at 8' with narrow attachments; chlorotic foliage; branch dieback to 2".

Tree Assessment

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Pleasanton, California
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	HERITAGE TREE ?	COMMENTS
31	Evergreen ash	20	3	Moderate	Yes	Thin crown; codominant at 7' with narrow upright attachments; branch dieback to 2".
32	Chinese hackberry	15	2	Poor	No	Tree in decline; very thin crown; branch dieback to 4".
33	Evergreen ash	26	4	Moderate	Yes	Codominant at 8'; wounds on large surface roots; twig and branch dieback.
34	Evergreen ash	16	3	Poor	Yes	Crown to south; seam below attachment at 6'; branch dieback to 2"; wounds on large surface roots.
35	Evergreen ash	21	2	Poor	Yes	East facing 14" stem with 5' long split, codominant at 7' with narrow upright attachment and included bark.
36	Evergreen ash	17	3	Poor	Yes	Codominant at 8' with narrow attachment and included bark; circling roots; chlorotic foliage; branch dieback to 2".
37	Evergreen ash	18	3	Poor	Yes	Extensive sunscald on trunk; leans to east; branch dieback to 1"; trunk wound on east.
38	Chinese hackberry	14	3	Moderate	No	Good form; dieback with decay; root parallel to curb displacing asphalt 2".
39	Evergreen ash	17	3	Moderate	Yes	Codominant at 7' with narrow attachment; thin crown one sided to south; branch dieback to 2".
40	Evergreen ash	26	4	Moderate	Yes	Codominant at 9'; slightly thin crown; branches cross over each other on street side; extensive surface roots.
41	Evergreen ash	21	3	Moderate	Yes	Narrow upright form; narrow attachments with included bark; some upright leaders have cracks from possible sunscalded damage; twig and branch dieback to 1".
42	Evergreen ash	12	3	Moderate	Yes	Thin crown; narrow upright attachments; branch dieback to 2.
43	Chinese hackberry	9	2	Poor	No	Upper crown dying; branch dieback to 3"; decay in branches; chlorotic.

Tree Assessment

Anton Hacienda
Pleasanton, California
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	HERITAGE TREE ?	COMMENTS
44	Evergreen ash	14	2	Poor	Yes	Tree in decline; very thin crown; narrow upright attachments; branch dieback to 2".
45	Evergreen ash	15	2	Poor	Yes	Extensive wound from failure; one sided to south over road; thin crown; branch dieback to 2".
46	Evergreen ash	19	3	Moderate	Yes	Slightly thin crown; good form; twig dieback; slight lean to east; surface roots.
47	Evergreen ash	24	4	Good	Yes	Full crown; codominant at 7'; long branches extend over W. Las Positas Blvd.; minor branch dieback to 1".
48	Evergreen ash	18	3	Moderate	No	Narrow form; thin crown; branch dieback in lower crown to 1".
49	Evergreen ash	21	3	Poor	Yes	Codominant at 7'; one upright small leader dead; branch dieback to 2".
50	Evergreen ash	18	3	Moderate	Yes	High narrow crown; multiple attachments at 14' with narrow upright attachment; branch dieback to 1".
51	Evergreen ash	20	3	Moderate	Yes	Multiple attachments at 7' with narrow upright attachment; branch dieback to 1"; shear crack in branch over canal.
52	Evergreen ash	31	4	Good	Yes	Good overall form; full crown.
53	Coast live oak	20	5	Good	Yes	No tag; off site; crown overhangs site; good form and structure.
54	Red ironbark	17	2	Poor	Yes	Poor form and structure; high crown; poor color.
55	Red ironbark	16	2	Poor	Yes	Poor form and structure; branch failure.
56	Red ironbark	16	2	Poor	Yes	Poor form and structure; poor color; high crown bows to west.
57	Red ironbark	19	2	Poor	Yes	Narrow form; 9" stem topped at 35'.

Tree Assessment

Anton Hacienda
Pleasanton, California
August 2012

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TREE No.	SPECIES	SIZE DIAMETER (in inches)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	HERITAGE TREE ?	COMMENTS
58	River red gum	22	3	Poor	Yes	Crown leans west; history of branch failures; branch dieback to 2"; lerps; roots displacing curb and asphalt 3".
59	River red gum	15	1	Poor	Yes	Severe decline; top dead; poor form.
60	Coast live oak	13	3	Moderate	No	No tag; off site; suppressed form; sunscald on trunk.
63	Coast live oak	20	4	Good	No	Off site; full crown; multiple attachments at 6'; trunk engulfed in ivy.
64	River red gum	26	3	Moderate	Yes	Multiple attachments at 10'; good form; a few branch failures; lerps; could be pruned nicely.
65	Valley oak	14,10	4	Good	Yes	No tag; off site; good form; codominant at 3' with trunk seam.
66	Canary Island pine	24	5	Good	Yes	Excellent form and structure.
67	Canary Island pine	12	4	Moderate	No	Suppressed form.
69	Canary Island pine	12	4	Moderate	Yes	Narrow upright crown.
70	Canary Island pine	18	4	Good	Yes	Good upright form; crown thin on southwest.
71	Coast live oak	16	3	Moderate	No	Off site; untagged; good young tree with suppressed form.
72	Coast live oak	12	3	Moderate	No	No tag, off site; suppressed form.
73	Red ironbark	20	3	Moderate	Yes	Narrow form; dense crown; no central leader.
75	Red ironbark	16	2	Poor	No	Poor form; poor color.
76	Coast live oak	18,12	5	Good	Yes	Off site; good young tree; trunk engulfed in ivy.
77	Canary Island pine	18	4	Moderate	Yes	Trunk leans to south; possible girdling root at base of trunk.
78	Coast live oak	17	5	Good	No	No tag off site; excellent form and structure.
79	Canary Island pine	15	3	Moderate	Yes	Trunk leans to south.
80	Canary Island pine	21	4	Good	Yes	Good form and structure.
81	Canary Island pine	15	4	Good	No	Good form and structure; crown goes through tree #82.

Tree Assessment

Anton Hacienda
Pleasanton, California
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	HERITAGE TREE ?	COMMENTS
82	Coast live oak	13	3	Moderate	No	No tag; off site; codominant at 5'; suppressed form.
83	Chinese hackberry	7	3	Moderate	Yes	One sided east; crowded by #84; twig dieback.
84	Coast live oak	20	5	Good	Yes	Off site; excellent form and structure.
85	Raywood ash	13	3	Moderate	No	Multiple attachments at 6'; corrected lean northeast; full crown; twig and branch dieback to 1".
86	Raywood ash	6	3	Moderate	No	Multiple attachments at 6; leans east; trunk wound on east side.
87	Raywood ash	13	3	Moderate	No	Multiple attachments at 7'; full crown; leans to east; twig dieback.
88	Raywood ash	13	3	Moderate	No	Full crown leans to north; multiple attachments at 7'; twig and branch dieback; circling root.
89	Italian alder	8	3	Poor	No	Trunk bows to east; severe sunscald.
90	Italian alder	9	2	Poor	No	Codominant at 7'; leans to east; bleeding canker at base of trunk, posibbly *Phytophthora.*
91	Italian alder	14	4	Good	No	Full crown; lean to east.
92	Italian alder	9	3	Moderate	No	Leans to east.
93	Chinese hackberry	11	3	Poor	No	Thin crown; chlorotic foliage; sunscald on trunk; branch dieback to 2".
94	Chinese hackberry	16	3	Moderate	No	Thin crown; branch dieback to 2" in upper crown.
95	Chinese hackberry	12	4	Good	No	Excellent form and structure; minor dieback in upper crown; chlorotic foliage.
96	Chinese hackberry	12	3	Poor	No	Thin crown; multiple attachments at 7'; branch dieback to 3"; sunscald with decay at attachment.
97	Chinese hackberry	7	3	Moderate	No	Thin crown; upright form; chlorotic foliage.
98	Chinese hackberry	12	3	Poor	No	Upright leader has extensive sunscald; branch dieback in upper crown.
99	Chinese hackberry	10	3	Poor	No	Thin crown; chlorotic foliage; sunscald on trunk; dieback to 2".

Tree Assessment

Anton Hacienda
Pleasanton, California
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	HERITAGE TREE ?	COMMENTS
100	Chinese hackberry	13	4	Good	No	Good form; multiple attachments at 6'.
101	Chinese hackberry	11	3	Poor	No	Thin crown; chlorotic foliage; branch dieback to 3"; long seam on trunk on east.
102	Chinese hackberry	9	3	Moderate	No	Thin crown; chlorotic foliage; branch dieback to 1".
103	Chinese hackberry	11	3	Moderate	No	Minor branch dieback; chlorotic foliage.
104	Chinese hackberry	12	3	Moderate	No	Codominant at 7'; thin crown; chlorotic foliage; diebeack in upper crown.
105	Chinese hackberry	10	3	Moderate	No	Good form; thin crown; chlorotic foliage; dieback in upper crown.
106	Chinese hackberry	12	3	Moderate	No	Multiple attachments at 7'; thin crown; chlorotic foliage; dieback in upper crown.
107	Chinese hackberry	16	4	Moderate	No	Codominant at 7' with wide attachment; dieback in upper crown to 1".
108	Chinese hackberry	11	4	Good	No	Good form; slightly thin crown.
109	Callery pear	14	3	Moderate	No	Full crown; multiple attachments at 7' with included bark; twig dieback in upper crown.
110	Callery pear	12	3	Moderate	No	Multiple attachments at 7' with included bark; thin upper crown; surface roots.
111	Callery pear	10	2	Poor	No	Multiple attachments at 7' with included bark; thin crown; chlorotic foliage.
112	Callery pear	14	3	Moderate	No	Multiple attachments at 6' with included bark; heavy limbs separating from crown; thin upper crown; surface roots.
113	Chinese hackberry	9	3	Moderate	No	Thin crown; twig dieback; surface roots.
114	Callery pear	14	4	Moderate	No	Multiple attachments at 6' with included bark; minor asphalt displacement.
115	Callery pear	14	4	Moderate	No	Multiple attachments at 7' with included bark; full crown.

Tree Assessment

Anton Hacienda
Pleasanton, California
August 2012

HORT SCIENCE

TREE No.	SPECIES	SIZE DIAMETER (in inches)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	HERITAGE TREE ?	COMMENTS
116	Callery pear	15	4	Moderate	No	Multiple attachments at 7' with included bark; northeast limb separating from crown.
117	Callery pear	14	3	Moderate	No	Multiple attachments at 7' with included bark; twig dieback; surface roots.
118	Chinese hackberry	11	3	Poor	No	Thin crown; chlorotic foliage; branch dieback in upper crown.
119	Chinese hackberry	11	3	Moderate	No	Codominant at 7'; chlorotic foliage; dieback in upper crown.
120	Chinese hackberry	11	3	Moderate	No	Good form and structure; minor twig dieback.
121	Chinese hackberry	12	4	Good	No	Multiple attachments at 7'; good form; slightly thin crown.
122	Chinese hackberry	13	4	Good	No	Good form and structure; chlorotic foliage.
123	Chinese hackberry	8	3	Moderate	No	Multiple attachments at 6'; thin crown; chlorotic foliage; dieback to 2".
124	Chinese hackberry	8	3	Moderate	No	Thin crown; branch dieback.
125	Chinese hackberry	9	3	Moderate	No	Multiple attachments at 7'; chlorotic foliage; dieback in upper crown.
126	Chinese hackberry	15	3	Poor	No	Multiple attachments at 6'; extensive dieback.
127	Chinese hackberry	11	3	Moderate	No	Thin crown; minor branch dieback.
128	Chinese hackberry	14	4	Moderate	No	Slightly thin crown; twig dieback.
129	Chinese hackberry	19	4	Good	Yes	Good form and structure; minor twig dieback.
130	Chinese hackberry	14	3	Moderate	No	Thin crown; chlorotic foliage; minor branch dieback.
131	Chinese hackberry	12	3	Moderate	No	Thin crown; chlorotic foliage; branch dieback to 1".
132	Chinese hackberry	11	3	Poor	No	Very thin crown; chlorotic foliage; branch dieback to 2".
133	Chinese hackberry	13	3	Moderate	No	Thin crown; chlorotic foliage; branch dieback to 1".
134	Chinese hackberry	16	4	Moderate	No	Slightly thin crown; minor twig dieback.
135	Chinese hackberry	16	4	Moderate	No	Slightly thin crown; minor twig dieback.

Tree Assessment

Anton Hacienda
Pleasanton, California
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	HERITAGE TREE ?	COMMENTS
136	Chinese hackberry	10	4	Moderate	No	Good form; chlorotic foliage..
137	Chinese hackberry	14	4	Good	No	Good form and structure; minor twig dieback.
138	Coast live oak	9	4	Good	No	No tag; off site; good young tree; crowded by #51; sunscald on trunk.
139	Coast live oak	11	4	Good	No	No tag; off site; full crown; trunk divides at 4' with wide angle of attachment.
141	Coast live oak	12	3	Poor	No	No tag; off site; poor form; suppressed crown; trunk bends at 5' 90 degrees to southwest.
142	Coast live oak	6	4	Good	No	No tag; off site; trunk doglegs at 6'; good young tree; crowded by #58.

April 10, 2013

Courtney E. Thompson
St. Anto Partners
1801 I Street, Suite 200
Sacramento, CA 94811

Subject: Addendum to Tree Report, Anton Hacienda

Dear Ms. Thompson:

I prepared a Tree Report for the subject property at 5725 W. Las Positas Blvd. in Pleasanton (August 15, 2012). That report included an appraisal of 59 trees proposed for preservation totaling $139,850. The City of Pleasanton has requested an appraisal of 78 trees proposed for removal as well.

Appraisal of Tree Value
To establish tree values, I employed the standard methods found in ***Guide for Plant Appraisal***, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy 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. The ***Species Classification and Group Assignment*** lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the trees prior to removal. The location factor considers the site, placement and contribution of the tree in its surrounding landscape.

Considering the four factors noted above, I established the value of the 78 trees proposed for removal at **$83,650** (Table 1). This includes eight Heritage trees having a total value of $13,150. The appraised value of all trees at the property is **$223,500** ($139,850 + $83,650). For your convenience I have included the appraisal of trees identified for preservation in the 2012 Tree Report in Table 2.

You will note that the average value of trees recommended for removal is less than half of the average value of trees to be preserved. Most of the trees that will be removed were smaller in diameter and in poor condition compared to trees that will be preserved. In addition, the trees to be removed included some species that have a low rating compared to those of trees to be preserved. The differences in these factors – species, size, and condition - resulted in lower average value for trees proposed for removal.

Sincerely,

Nelda Matheny
Registered Consulting Arborist #243

attachments: Tables 1 and 2

Table 1: Appraised value of trees proposed for removal due to poor condition and/or conflicts with site improvements. Anton Hacienda, Pleasanton
(Heritage trees are in **bold**)

Tree No.	Species	Appraised Value ($)
4	Evergreen ash	50
6	Chinese hackberry	1,100
10	Chinese hackberry	2,000
13	**Evergreen ash**	**850**
15	Chinese hackberry	1,450
18	**Evergreen ash**	**1,750**
24	Silk tree	550
32	Chinese hackberry	850
34	Evergreen ash	1,100
35	**Evergreen ash**	**1,150**
36	Evergreen ash	1,750
37	**Evergreen ash**	**1,400**
38	Chinese hackberry	1,250
42	Evergreen ash	750
43	Chinese hackberry	450
44	Evergreen ash	600
45	Evergreen ash	700
49	**Evergreen ash**	**2,250**
54	Red ironbark	250
55	Red ironbark	250
56	Red ironbark	250
57	**Red ironbark**	**350**
58	**Red river gum**	**2,200**
59	Red river gum	200
73	Red ironbark	450
75	Red ironbark	250
85	Raywood ash	1,550
86	Raywood ash	350
87	Raywood ash	1,550
88	Raywood ash	1,550
89	Italian alder	150
90	Italian alder	100
91	Italian alder	450
92	Italian alder	200
93	Chinese hackberry	800
95	Chinese hackberry	950
96	Chinese hackberry	950
97	Chinese hackberry	350
98	Chinese hackberry	950
99	Chinese hackberry	650
100	Chinese hackberry	1,850
101	Chinese hackberry	800
102	Chinese hackberry	550
103	Chinese hackberry	800
104	Chinese hackberry	950

Table 1: Appraised value of trees proposed for removal due to poor condition and/or conflicts with site improvements. Anton Hacienda, Pleasanton (continued)
(Heritage trees are in **bold**)

Tree No.	Species	Appraised Value ($)
105	Chinese hackberry	1,200
106	Chinese hackberry	950
107	Chinese hackberry	2,300
108	Chinese hackberry	1,100
109	Callery pear	1,500
110	Callery pear	1,100
111	Callery pear	450
112	Callery pear	1,500
113	Chinese hackberry	550
114	Callery pear	2,100
115	Callery pear	2,100
116	Callery pear	2,400
117	Callery pear	1,500
118	Chinese hackberry	800
119	Chinese hackberry	800
120	Chinese hackberry	800
121	Chinese hackberry	1,300
122	Chinese hackberry	1,500
123	Chinese hackberry	450
124	Chinese hackberry	450
125	Chinese hackberry	550
126	Chinese hackberry	1,450
127	Chinese hackberry	800
128	Chinese hackberry	1,750
129	**Chinese hackberry**	**3,200**
130	Chinese hackberry	1,250
131	Chinese hackberry	950
132	Chinese hackberry	800
133	Chinese hackberry	1,100
134	Chinese hackberry	2,300
135	Chinese hackberry	2,300
136	Chinese hackberry	900
137	Chinese hackberry	1,750
	Total	**$83,650**

Table 2. Appraisal of value of trees proposed for preservation
Anton Hacienda, Pleasanton CA.
(Heritage trees are in **bold)**

Tree No.	Species	Appraised Value ($)
1	Evergreen ash	1,000
2	Chinese hackberry	1,300
3	**Evergreen ash**	**3,150**
5	**Evergreen ash**	**1,750**
7	**Evergreen ash**	**1,550**
8	Evergreen ash	1,100
9	**Evergreen ash**	**1,750**
11	**Evergreen ash**	**1,250**
12	**Evergreen ash**	**2,300**
14	**Evergreen ash**	**2,100**
16	Chinese hackberry	800
17	**Evergreen ash**	**2,100**
19	**Evergreen ash**	**2,300**
20	Silk tree	650
21	Silk tree	1,300
22	Silk tree	800
23	Silk tree	1,750
25	Silk tree	1,300
26	Silk tree	1,300
27	Silk tree	650
28	**Evergreen ash**	**1,550**
29	**Evergreen ash**	**3,800**
30	**Evergreen ash**	**1,900**
31	**Evergreen ash**	**1,750**
33	**Evergreen ash**	**4,100**
39	Evergreen ash	1,250
40	**Evergreen ash**	**4,100**
41	**Evergreen ash**	**2,400**
46	**Evergreen ash**	**1,600**
47	**Evergreen ash**	**3,500**
48	**Evergreen ash**	**1,400**
50	**Evergreen ash**	**1,400**
51	**Evergreen ash**	**1,850**
52	**Evergreen ash**	**5,800**
53	**Coast live oak**	**5,850**
60	Coast live oak	1,400
63	**Coast live oak**	**4,550**
64	**Red river gum**	**2,400**
65	**Valley oak**	**4,400**
66	**Canary Island pine**	**8,400**
67	Canary Island pine	1,650
69	Canary Island pine	1,650
70	**Canary Island pine**	**3,700**
71	Coast live oak	2,100
72	Coast live oak	1,200

Table 2. Appraisal of value of trees proposed for preservation Anton Hacienda, Pleasanton CA. (continued)
(Heritage trees are in **bold**)

Tree No.	Species	Appraised Value ($)
76	**Coast live oak**	**5,250**
77	**Canary Island pine**	**3,700**
78	Coast live oak	4,250
79	Canary Island pine	1,850
80	**Canary Island pine**	**5,000**
81	Canary Island pine	2,600
82	Coast live oak	1,400
83	Chinese hackberry	400
84	**Coast live oak**	**5,850**
85	Raywood ash	1,300
95	Chinese hackberry	1,300
139	Coast live oak	1,400
141	Coast live oak	1,200
142	Coast live oak	450
	Total	**$139,850**