

# PRELIMINARY ARBORIST REPORT

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Roselyn Estates II  
Pleasanton, CA

PREPARED FOR:  
Roselyn Estates, LLC  
c/o Mr. Lynn Jansen  
Lynden Homes  
P.O. Box 417  
Diablo, CA 94528-0417

PREPARED BY:  
HortScience, Inc.  
325 Ray Street  
Pleasanton CA 94566

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PLANNING DIVISION



**Preliminary Arborist Report  
Roselyn Estates II  
Pleasanton**

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**Attachments**

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***Tree Assessment Form***

***Tree Assessment Map***

### **Introduction and Overview**

Roselyn Estates, LLC is planning to develop the property at 1623 Cindy Way, Parcel B, in Pleasanton. The property is an old walnut orchard that backs up to Arroyo del Valle along its northern boundary. The proposed development would construct seven new single-family residences on the 3.7 acre parcel. HortScience, Inc. was asked to prepare an **Arborist Report** for the site.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees from a visual inspection.
2. An evaluation of the impacts of the proposed development on the trees.
3. The appraised value of all the trees, using the techniques described in the Guide for Plant Appraisal, 9<sup>th</sup> edition (Champaign IL 2000, International Society of Arboriculture).
4. Recommendations for tree preservation and removal.
5. Guidelines for tree preservation during the design, construction and maintenance phases of development.

### **Survey Methods**

Trees were surveyed on August 9, 2012. The survey included all trees 6" and greater in diameter within and immediately adjacent to site. The procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with a numerically coded metal tag and recording its location on a map;
3. Measuring the trunk diameter at a point 54" 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 species, and its potential to remain an asset to the site.

**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:** Trees 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 tree may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

### **Description of Trees**

Fifty-two (52) trees, representing 10 species, were surveyed (Table 1, following page). Twenty-two (22) of the trees were located off-site, growing along the banks of the Arroyo del Valle, with portions of their canopies extending onto the development site. Descriptions of each tree are found in the **Tree Assessment Forms** and locations are shown on the **Tree Assessment Map** (see attachments).

Vegetation at the site was in three distinct groups:

- Twenty-four (24) of the trees were part of the former orchard, including 22 English walnuts and one (1) Calif. black walnut.
- Twenty-two (22) of the trees were growing in, or immediately adjacent to the riparian corridor. This group included several Calif. black walnuts, which are not used in orchard production.
- Seven (7) landscape trees remained; including four (4) Monterey pines, one (1) purple-leaf plum, one privet and one Raywood ash.

English walnut, with 22 trees or 34% of the population, was the most common species surveyed. In general, these were located in an open field on the northern half of the property. Average condition varied from poor (20 trees, or 91%), to moderate (2 trees, or 9%). None of the English walnuts were in good condition. The trees had not been maintained in several years and appeared to be suffering from a lack of adequate irrigation, as many had thin canopies.



**Photo 1:** English walnut #26 was in poor condition, with a dead top. The black walnut root stock was sprouting vigorously from the base.

California black walnut was the second most common species, with 12 trees (23%). Seven (7) of these trees were growing off-site, along the Arroyo del Valle, four (4) were located in the western corner of the site at the top of the creek bank (#25, 27 28, and 34), and one (#1) was the root stock of an orchard tree. In general, those growing along the creek were in fair to good condition, while those in the western corner were in poor. Specifically, Calif. black walnuts #27, 28 and 34 had large basal wounds with extensive trunk decay.

Four (4) Monterey pine s and four (4) Fremont cottonwoods were the next most common species. Monterey pines included one (1) planted as a screen in the western corner of the site (#35), and three (3) had planted at the top of the creek bank (#43, 45 and 46). Tree #35 was in poor condition, while those along the top of the creek bank were in fair to good condition. The Fremont cottonwoods were all growing along the bank of the Arroyo del Valle, with three in fair condition (#54, 55 and 57) and one in poor (#59).

Five (5) of the species surveyed were indigenous to the area. The remaining 5 species were exotics. Trunk diameters ranged from 9" to 36", and 23 trees had multiple stems arising below 54".

Average tree condition was poor, with 27 trees, or 52% of the population. Seventeen (17) trees (36%) were in fair condition, and eight (8) were in good (15%). The majority of the trees in poor condition were orchard trees, while the majority of those in good condition were riparian trees.

The City of Pleasanton defines any single-trunk tree with a diameter of 18" or greater or any multi-trunk tree with the cumulative diameters of the two largest stems equal to 18" or greater, or any tree 35' or taller, as Heritage. By these criteria, 40 trees qualified as Heritage, including three (3) of the landscape trees, 20 orchard trees, and 17 riparian trees. Heritage status for individual trees is included in the **Tree Assessment Form** (see attachments).

**Table 1. Tree condition & frequency of occurrence.  
 Roselyn Estates II, Pleasanton.**

Common Name	Scientific Name	Condition Rating			No. of trees
		Poor (1-2)	Fair (3)	Good (4-5)	
Raywood ash	<i>Fraxinus oxycarpa</i> 'Raywood'	1	-	-	1
Calif. black walnut	<i>Juglans hindsii</i>	3	6	3	12
English walnut	<i>Juglans regia</i>	20	2	-	22
Privet	<i>Ligustrum lucidum</i>	-	1	-	1
Monterey pine	<i>Pinus radiata</i>	1	1	2	4
Calif. sycamore	<i>Platanus racemosa</i>	-	-	1	1
Fremont cottonwood	<i>Populus fremontii</i>	1	3	-	4
Purple leaf plum	<i>Prunus cerasifera</i> 'Atropurpurea'	-	-	1	1
Arroyo willow	<i>Salix lasiolepis</i>	1	2	-	3
Common elderberry	<i>Sambucus nigra</i>	-	2	1	3
<b>Total</b>		<b>27</b>	<b>17</b>	<b>8</b>	<b>52</b>
		<b>52%</b>	<b>33%</b>	<b>15%</b>	<b>100%</b>

### ***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.

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. Calif. sycamore #8 is a good example of such a tree.
- **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, English and Calif. black walnuts are sensitive to construction impacts, while arroyo willow is tolerant of 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.
- **Invasiveness**  
Trees with the potential to invade an established forest, reproduce rapidly, and grow in sub-optimal environments are considered invasive. Species with these qualities may alter the function and aesthetics of the forest. No invasive species were surveyed at the Roselyn Estates II site.

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, following page, provides a summary of suitability ratings. Suitability ratings for individual trees are provided in the ***Tree Assessment Forms*** (see attachments).

We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low 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  
Roselyn Estates II, Pleasanton.**

<b>Good</b>	These are trees with good health and structural stability that have the potential for longevity at the site. Four (4) trees were of good suitability for preservation, including two (2) Monterey pines, one (1) common elderberry, and one (1) Calif. sycamore.
<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 "good" category. Sixteen (16) trees were of moderate suitability for preservation, including seven (7) Calif. black walnuts, three (3) Fremont cottonwoods, two (2) common elderberries, and one each of arroyo willow, English walnut, privet, and purple-leaf plum.
<b>Poor</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. Thirty-two (32) trees were of poor suitability for preservation, including 21 English walnuts, five (5) Calif. black walnuts, two (2) Monterey pines, two (2) arroyo willows, and one each of Raywood ash, and Fremont cottonwood.

### ***Preliminary Evaluation of Impacts and Recommendations***

The Tree Survey was the reference point for tree health and condition. I referred to the Demolition and Grading and Utility Plans, prepared by DeBolt Civil Engineers (dated 2/28/2012) to estimate the impacts to trees from the proposed changes.

The Plan shows lot configurations for the 7 new lots, driveways, two new streets ('A' and 'B'), extension of the storm drain line from Lynn Drive and connection of the sewer line to Calico lane. A bioretention area is proposed in the southeast corner of the site, with a bioretention swale and a pedestrian path proposed between Street 'A' and the top of the creek bank. Accurate tree trunk locations for the trees within and adjacent to the creek were not shown on the plans.

Without accurate trunk locations for the creek trees, recommendations for preservation and removal of these trees are preliminary in nature. Where trees recommended for preservation are close to the proposed improvements, horizontal and vertical trunk elevations must be established before a final determination about impacts can be made.

Based on my assessment of the Plan, 30 trees would be directly impacted by the proposed improvements. Fifteen (15) would fall within the lot grading, 11 within the road, and four (4) within the sidewalk. Twenty-six (26) of the trees identified for removal were of poor suitability for preservation and 23 qualified as "Heritage". The City of Pleasanton requires a removal permit for the proposed removal of any "Heritage" tree. A list of the impacted trees, along with their "Heritage" status, is provided in Table 3 (following page).

The remaining 22 trees were outside the limits of grading and may be preserved. Twelve (12) of these were located within the riparian corridor and the other 10 were along the top of the creek bank. Seventeen (17) of the trees identified for preservation qualified as "Heritage". Preservation is predicated on following the recommendations provided the **Tree Preservation Guidelines** at the end of this document.

Ten (10) of the trees identified for preservation would be in close proximity to the trail and bioretention areas proposed along the top of the creek. Before a final determination of the impacts to these trees can be made, their horizontal and vertical trunk elevations must be established and plotted on all plans. Some of these trees may fall within the proposed trail and bioretention or may be impacted beyond their tolerance, requiring removal.

**Appraisal of Value**

The City of Pleasanton requires that the value of all of 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 Survey Form**. Location considers the site, placement and contribution of the tree in its surrounding landscape.

The appraised value of the 30 trees recommended for removal was \$38,900 (Table 4, page 8).

The appraised value of the 25 trees preliminarily identified for preservation was \$55,950 (Table 5, page 9).

**Table 3: Trees potentially impacted by development  
 Roselyn Estates II, Pleasanton.**

<b>Tree No.</b>	<b>Species</b>	<b>Trunk diameter (in.)</b>	<b>Heritage?</b>	<b>Impacts</b>
9	English walnut	30	Yes	Remove, within lot 7 grading.
10	English walnut	26	Yes	Remove, within lot 6 footprint.
11	English walnut	11,6,5	No	Remove, within lot 5 grading.
12	Purple leaf plum	5,4,2,2,2	No	Remove, within road.
13	English walnut	28	Yes	Remove, within lot 5 footprint.
14	English walnut	29	Yes	Remove, within lot 5 footprint.
15	Calif. black walnut	27	Yes	Remove, within road.
16	English walnut	10,10,9,7	Yes	Remove, within sidewalk.
17	English walnut	29	Yes	Remove, within road.
18	English walnut	29	Yes	Remove, within road.
19	English walnut	10,7	No	Remove, within sidewalk.
20	English walnut	11,10	Yes	Remove, within lot 1 drive.

(Continued, following page)

**Table 3: Trees potentially impacted by development, continued  
Roselyn Estates II, Pleasanton.**

<b>Tree No.</b>	<b>Species</b>	<b>Trunk diameter (in.)</b>	<b>Heritage?</b>	<b>Impacts</b>
23	English walnut	25	Yes	Remove, within lot 1 footprint.
24	English walnut	24	Yes	Remove, within lot 1 footprint.
25	Calif. black walnut	20,18	Yes	Remove, within sidewalk.
26	English walnut	18	Yes	Remove, within road.
27	Calif. black walnut	22	Yes	Remove, within road.
28	Calif. black walnut	33	Yes	Remove, within road.
29	English walnut	12,10,9	Yes	Remove, within lot 1 grading.
30	English walnut	22	Yes	Remove, within lot 1 grading.
31	English walnut	23	Yes	Remove, within lot 2 drive.
32	English walnut	22	Yes	Remove, within lot 2 footprint.
33	English walnut	27	Yes	Remove, within lot 2 grading.
34	Calif. black walnut	28	Yes	Remove, impacted by road & SD.
35	Monterey pine	19,18	Yes	Remove, within road.
38	Arroyo willow	18	Yes	<b>Preserve</b> , outside impacts.
39	English walnut	15,5	Yes	<b>Preserve</b> , possibly within trail.
40	Calif. black walnut	11,10,9	Yes	<b>Preserve</b> , outside impacts.
41	Common elderberry	6,2,2	No	<b>Preserve</b> , possibly within trail.
42	Calif. black walnut	19,18	Yes	<b>Preserve</b> , outside impacts.
43	Monterey pine	20	Yes	<b>Preserve</b> , possibly within trail.
44	English walnut	25	Yes	<b>Preserve</b> , possibly impacted by trail.
45	Monterey pine	12	No	<b>Preserve</b> , possibly within trail.
46	Monterey pine	24	Yes	<b>Preserve</b> , possibly within trail.
47	Calif. black walnut	19	Yes	<b>Preserve</b> , possibly within trail.
48	Calif. black walnut	22,19,17	Yes	<b>Preserve</b> , possibly impacted by trail.
49	Common elderberry	9	No	<b>Preserve</b> , possibly impacted by trail.
50	Common elderberry	6,5	No	<b>Preserve</b> , outside impacts.
51	Arroyo willow	18	Yes	<b>Preserve</b> , outside impacts.
52	Calif. black walnut	6,4,4,3	No	Remove, within road.
53	Calif. black walnut	17	No	<b>Preserve</b> , possibly impacted by trail.
54	Fremont cottonwood	22	Yes	<b>Preserve</b> , outside impacts.
55	Fremont cottonwood	36,18	Yes	<b>Preserve</b> , outside impacts.
56	Arroyo willow	13,9,6	Yes	<b>Preserve</b> , outside impacts.
57	Fremont cottonwood	36	Yes	<b>Preserve</b> , outside impacts.
58	Calif. sycamore	26,24,12,10	Yes	<b>Preserve</b> , outside impacts.
59	Fremont cottonwood	15,15,6	Yes	<b>Preserve</b> , outside impacts.
60	Calif. black walnut	12,10,4	Yes	<b>Preserve</b> , outside impacts.
61	Privet	9,7,6,5	No	Remove, within lot 5 drive.
63	Raywood ash	14	No	Remove, within lot 2 footprint.

**Table 4: Appraised value of trees recommended for removal  
Roselyn Estates II, Pleasanton**

<b>Tree No.</b>	<b>Species</b>	<b>Trunk diameter (in.)</b>	<b>Heritage?</b>	<b>Appraised value (\$)</b>
9	English walnut	30	Yes	2,500
10	English walnut	26	Yes	3,750
11	English walnut	11,6,5	No	450
12	Purple leaf plum	5,4,2,2,2	No	700
13	English walnut	28	Yes	2,150
14	English walnut	29	Yes	3,500
15	Calif. black walnut	27	Yes	3,000
16	English walnut	10,10,9,7	Yes	600
17	English walnut	29	Yes	600
18	English walnut	29	Yes	600
19	English walnut	10,7	No	200
20	English walnut	11,10	Yes	250
21	English walnut	11,10,10	Yes	600
22	English walnut	9,7	No	150
23	English walnut	25	Yes	850
24	English walnut	24	Yes	2,400
25	Calif. black walnut	20,18	Yes	3,100
26	English walnut	18	Yes	450
27	Calif. black walnut	22	Yes	1,350
28	Calif. black walnut	33	Yes	2,950
29	English walnut	12,10,9	Yes	650
30	English walnut	22	Yes	650
31	English walnut	23	Yes	750
32	English walnut	22	Yes	650
33	English walnut	27	Yes	2,000
34	Calif. black walnut	28	Yes	2,150
35	Monterey pine	19,18	Yes	750
52	Calif. black walnut	6,4,4,3	No	400
61	Privet	9,7,6,5	No	200
63	Raywood ash	14	No	550
<b>Total</b>				<b>38,900</b>

**Table 5: Appraised value of trees recommended for preservation  
Roselyn Estates II, Pleasanton**

Tree No.	Species	Trunk diameter (in.)	Heritage?	Appraised value (\$)
38	Arroyo willow	18	Yes	1,300
39	English walnut	15,5	Yes	350
40	Calif. black walnut	11,10,9	Yes	1,450
41	Common elderberry	6,2,2	No	400
42	Calif. black walnut	19,18	Yes	5,050
43	Monterey pine	20	Yes	1,350
44	English walnut	25	Yes	850
45	Monterey pine	12	No	350
46	Monterey pine	24	Yes	1,900
47	Calif. black walnut	19	Yes	3,500
48	Calif. black walnut	22,19,17	Yes	7,850
49	Common elderberry	9	No	1,200
50	Common elderberry	6,5	No	500
51	Arroyo willow	18	Yes	1,300
53	Calif. black walnut	17	No	2,000
54	Fremont cottonwood	22	Yes	2,300
55	Fremont cottonwood	36,18	Yes	6,650
56	Arroyo willow	13,9,6	Yes	350
57	Fremont cottonwood	36	Yes	5,850
58	Calif. sycamore	26,24,12,10	Yes	9,000
59	Fremont cottonwood	15,15,6	Yes	1,000
60	Calif. black walnut	12,10,4	Yes	1,450
38	Arroyo willow	18	Yes	1,300
39	English walnut	15,5	Yes	350
40	Calif. black walnut	11,10,9	Yes	1,450
<b>Total</b>				<b>55,950</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 at 4100 Foothill Rd. 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 and the construction methods.

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 shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, site plans, improvement plans, utility and drainage plans, grading plans, and landscape and irrigation plans.
2. Have the vertical and horizontal locations of the following 10 trees established and plotted on all plans: #39, 41, 43-49, and 53. Forward a copy of the plans with the tree locations to the Consulting Arborist for a final determination of tree impacts.

3. A **TREE PROTECTION ZONE (TPZ)** shall be established around each tree to be preserved. No grading, excavation, construction or storage of materials shall occur within that zone. For design purposes, the **TPZ** shall be established at the dripline. Once the Consulting Arborist has reviewed tree locations and made a final determination of impacts to trees, **TPZ's** for each tree to be preserved will be provided.
4. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
5. Irrigation systems must be designed so that no trenching will occur within the **TREE PROTECTION ZONE**.
6. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
7. 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. 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 Consulting Arborist. Fences are to remain until all grading and construction is completed.
2. Currently, five trees identified for preservation will require pruning to provide construction clearance, including #38-40, 42 and 54. 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 shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**.
3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by demolition or construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and understory to remain.
4. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the consultant may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
5. Any brush clearing required within the **TREE PROTECTION ZONE** shall be accomplished with hand-operated equipment.
6. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground.

**Recommendations for tree protection during construction**

1. Prior to beginning work, the 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. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.
3. Fences have been erected to protect trees to be preserved. Fences define a specific **TREE PROTECTION ZONE** for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the **TREE PROTECTION ZONE** by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a hand saw, a vibrating knife, rock saw, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required.
6. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Consulting Arborist.
7. 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.
8. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
9. 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 Roselyn Estates II may 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. As trees age, the likelihood of failure of branches or entire trees increases. Thus, it is recommended that the property owner have the trees inspected annually for hazard potential.

**HortScience, Inc.**



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

# Tree Assessment

Roselyn Estates II  
1623 Cindy Way, Parcel B  
Pleasanton, CA  
August 2012



Tree No.	Species	Trunk Diameter (in.)	Heritage?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
9	English walnut	30	Yes	2	Poor	Extensive dieback; trunk wounds with decay.
10	English walnut	26	Yes	3	Moderate	Multiple attachments at 4'; spreading form.
11	English walnut	11,6,5	No	2	Poor	Extensive dieback; history of branch failure; branches broken.
12	Purple leaf plum	5,4,2,2,2	No	4	Moderate	Multiple attachments at 1'; narrow attachments.
13	English walnut	28	Yes	2	Poor	Dieback throughout crown; water stressed; bee hive in trunk below attachments.
14	English walnut	29	Yes	3	Poor	Dieback in upper crown; trunk & branch wounds.
15	Calif. black walnut	27	Yes	3	Poor	English walnut died; root stock is taking over; dead stems; poorly pruned.
16	English walnut	10,10,9,7	Yes	2	Poor	Extensive dieback throughout crown; water stressed.
17	English walnut	29	Yes	1	Poor	Dead top; root stock sprouts at base; basal cavity; all but dead.
18	English walnut	29	Yes	1	Poor	All but dead.
19	English walnut	10,7	no	1	Poor	Dieback throughout crown; extensive trunk wounds.
20	English walnut	11,10	Yes	1	Poor	Extensive dieback throughout crown; trunk & branch wounds.
21	English walnut	11,10,10	Yes	2	Poor	Dieback throughout crown; water stressed.
22	English walnut	9,7	no	1	Poor	Extensive dieback throughout crown; water stressed; broken branches.
23	English walnut	25	Yes	2	Poor	Dieback throughout crown; engulfed in ivy.
24	English walnut	24	Yes	2	Poor	Dieback throughout crown; basal wound.
25	Calif. black walnut	20,18	Yes	3	Moderate	Codominant trunks at 3'; basal wound north; dieback to 2"
26	English walnut	18	Yes	1	Poor	Extensive dieback; one-sided south.
27	Calif. black walnut	22	Yes	2	Poor	Multiple attachments at 5'; extensive trunk decay west.
28	Calif. black walnut	33	Yes	2	Poor	Extensive trunk decay east; dieback; history of branch failure; thin crown.
29	English walnut	12,10,9	Yes	2	Poor	Dieback throughout crown.
30	English walnut	22	Yes	2	Poor	Extensive dieback; engulfed in ivy.

# Tree Assessment

Roselyn Estates II  
1623 Cindy Way, Parcel B  
Pleasanton, CA  
August 2012



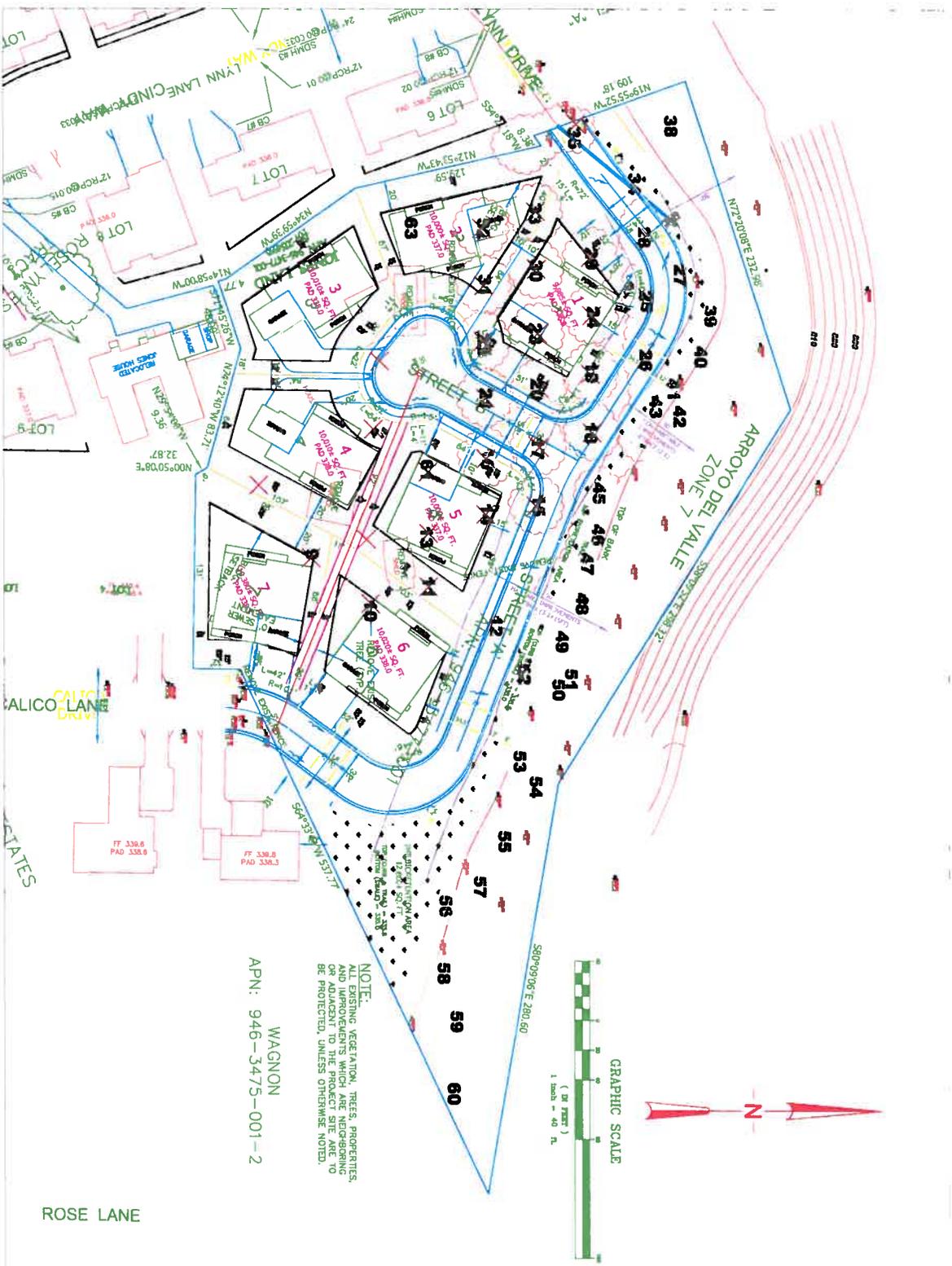
Tree No.	Species	Trunk Diameter (in.)	Heritage?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
31	English walnut	23	Yes	1	Poor	Extensive dieback; engulfed in ivy; broken branches.
32	English walnut	22	Yes	2	Poor	Dieback throughout crown; water stressed; broken branches.
33	English walnut	27	Yes	2	Poor	Dieback throughout crown; water stressed.
34	Calif. black walnut	28	Yes	2	Poor	Extensive trunk decay north; leans south; history of branch failure; twig and branch dieback.
35	Monterey pine	19,18	Yes	2	Poor	Codominant trunks at 3'; narrow attachment; crown separating.
38	Arroyo willow	18	Yes	3	Poor	Off-site, no tag; growing down-slope in creek; extends 10' south over property; leans W.
39	English walnut	15,5	Yes	1	Poor	Off-site; all but dead; extensive trunk decay; extends 5' south over property.
40	Calif. black walnut	11,10,9	Yes	3	Moderate	Off-site; growing down-slope; extends 5' south over property; twig dieback.
41	Common elderberry	6,2,2	No	3	Moderate	Off-site; multiple attachments at base; leans 10' south over property; damage to both small stems; 6" okay.
42	Calif. black walnut	19,18	Yes	4	Moderate	Off-site, no tag; growing down-slope; good form and structure; extends 15' south over property; twig dieback.
43	Monterey pine	20	Yes	4	Good	Off-site; good form and structure; extends 15' south over property; codominant high in crown.
44	English walnut	25	Yes	1	Poor	Off-site; English walnut dead; black walnut sprouts remain; extends 15' south over property.
45	Monterey pine	12	No	3	Poor	Off-site; dead top; extends 10' south over property.
46	Monterey pine	24	Yes	4	Good	Off-site; one-sided south; extends 20' south over property.
47	Calif. black walnut	19	Yes	4	Moderate	Off-site, no tag; slight lean west; basal cavity; extends 15' south over property.

# Tree Assessment

Roselyn Estates II  
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Tree No.	Species	Trunk Diameter (in.)	Heritage?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
48	Calif. black walnut	22,19,17	Yes	4	Moderate	Off-site, no tag; multiple attachments; could not inspect base; extends 25' south over property; small basal wound on W.; top of bank.
49	Common elderberry	9	No	4	Good	Off-site; multiple attachments at base; leans south.
50	Common elderberry	6,5	No	3	Moderate	Off-site; codominant trunks at base; suppressed by #51
51	Arroyo willow	18	Yes	3	Moderate	Off-site; growing at top of bank; extensive erosion; failed and laying on ground.
52	Calif. black walnut	6,4,4,3	No	3	Poor	Multiple attachments at base; growing against stack.
53	Calif. black walnut	17	No	3	Moderate	Off-site; growing down-slope; suppressed by #54; leans southwest.
54	Fremont cottonwood	22	Yes	3	Moderate	Off-site; growing down-slope; suppressed by #55; leans southwest.
55	Fremont cottonwood	36,18	Yes	3	Moderate	Off-site; growing down-slope; leans north to creek; dieback in upper crown.
56	Arroyo willow	13,9,6	Yes	2	Poor	Off-site; growing at top of bank; extensive dieback; leans north to creek; extensive trunk wounds.
57	Fremont cottonwood	36	Yes	3	Moderate	Off-site, no tag; multiple attachments at 10'; growing down-slope; dieback.
58	Calif. sycamore	26,24,12,10	Yes	4	Good	Off-site; multiple attachments at base; anthracnose; engulfed in berries; could not inspect base.
59	Fremont cottonwood	15,15,6	Yes	2	Poor	Off-site, no tag; growing down-slope; rip rap against trunk; dieback.
60	Calif. black walnut	12,10,4	Yes	3	Moderate	Off-site, no tag; growing down-slope; dead wood to 2";
61	Privet	9,7,6,5	No	3	Moderate	Multiple attachments at base; embedded in fence;
63	Raywood ash	14	No	2	Poor	Extensive dieback in upper crown.



NOTE:  
 DISTINGUISHING VEGETATION, TREES, PROPERTIES  
 AND IMPROVEMENTS WHICH ARE NEIGHBORING  
 OR ADJACENT TO THE PROJECT SITE ARE TO  
 BE PROTECTED, UNLESS OTHERWISE NOTED.

WAGNON  
 APN: 946-3475-001-2

## Tree Assessment Map

**Roselyn Estates II**  
 Pleasanton, CA

Prepared for:  
 Roselyn Estates, LLC  
 c/o Mr. Lynn Jansen  
 Diablo, CA

August 2012

No Scale

Notes:  
 Information provided by:  
 Daniel Chaff Engineering  
 Danville, CA  
 Numbered tree locations  
 are approximate.

**HORT SCIENCE**  
 225 Bay Street  
 Pleasanton, CA 94566  
 Phone 925.464.0213  
 Fax 925.464.0256  
 www.hortscience.com

