

**ARBORIST REPORT
AND
TREE INVENTORY SUMMARY**

**620 Landrise Court
City of Folsom, California**

Prepared for:



Prepared by:

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- A. Tree Inventory Summary (sorted by tree number)

COPYRIGHT STATEMENT

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QUALIFICATION STATEMENT

Acorn Arboricultural Services, Inc. is a fully insured, Roseville, California-based, professional arboricultural services company which was founded in 2010 following a parent corporation restructuring. The principals are Delinda and Jay Bate. Wayne McKee is an ISA Certified Arborist and is Tree Risk Assessment Qualified. He graduated from Humboldt State University with a B.S. in Forestry. Wayne has more than 36 years' experience in the horticulture, forestry, and arboricultural fields. He has a background working as a consulting arborist compiling tree value assessments, tree inventories, and tree risk assessments, as well as acting as a project arborist on many commercial and residential development projects.

INTRODUCTION

Acorn Arboricultural Services, Inc. is pleased to present this Arborist Report and Tree Inventory Summary for the trees located within and overhanging trees to be impacted by the proposed construction at 620 Landrise Court, located in the City of Folsom, California. This Arborist Report and Tree Inventory Summary documents the tree data obtained by Wayne McKee, ISA Certified Arborist WE-0959A, at the time of field reconnaissance and inventory efforts on December 13th, 2021 and further review on October 22, 2022.

LOCATION AND SITE

The site is located in the City of Folsom and is an undeveloped residential lot of approximately one half of an acre. Vegetation on the lot consists of annual grasses and the oak trees.

SCOPE OF INVENTORY EFFORT

The City of Folsom Tree Preservation Ordinance (Chapter 12.16) regulates both the removal of protected trees and the encroachment of construction activities within their driplines. The Ordinance defines a “tree” as “a woody perennial plant with a trunk over 6-inch (DSH) or a multi-trunked plant having an aggregate diameter of 20-inches (DSH) or more.” The ordinance defines a “Protected Tree” as “native oak trees, heritage trees, street trees and landmark trees.”

METHODOLOGY

During field reconnaissance and inventory efforts on December 13th, 2021 and review of the trees’ measurements and condition on October 22, 2022, Wayne McKee of Acorn Arboricultural Services, Inc. conducted a visual review from ground level of the trees within and overhanging the site. All inventoried trees were identified in the field by affixing stamped aluminum tags to the tree trunks. The tree numbers utilized in this report and accompanying Tree Inventory Summary correspond to the tree tags affixed to the trees in the field, and those tree numbers are depicted on the Site Plan Dated 10/14/2022 by LEV Design.

At the time of field identification and inventory efforts specific data was gathered for each tagged tree including the tree’s species, diameter measured at standard height (DSH) and dripline radius (DLR). The multi-trunk trees have diameters for each individual stem in the multi-stem column and the number in the total DSH column represents the “extrapolated” diameter per the City of Folsom inventory requirements. The dripline radius measurements

are presented as the TPZ, and the tree conditions are provided in the numerical rating format per the City of Folsom requirements.

Utilizing this data, the tree's overall structural condition and vigor were separately assessed ranging from "poor" to "good" based upon the observed characteristics noted within the tree and the Arborist's best professional judgment. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay and the potential for structural failure. Finally, notable characteristics were documented and recommendations on a tree-by-tree basis were made which logically followed the observed characteristics noted within the trees at the time of the field inventory effort. The recommendations are based on the assumption that the tree would be introduced into a developed environment and may require maintenance and/or may not be suitable for retention within a post-development setting.

SUMMARY OF INVENTORY EFFORT

Field reconnaissance and inventory efforts found 9 trees measuring 6 inches in diameter and larger measured at breast height within and overhanging trees to be impacted by the proposed project. Composition of the 9 inventoried trees includes the following species and accompanying aggregate diameter inches:

SPECIES DIVERSIFICATION		
Blue Oak	=	9 trees (125 aggregate diameter inches)
TOTAL	=	9 trees (125 aggregate diameter inches)

Note: The aggregate diameter inches represent the extrapolated number per the City of Folsom requirements.

CONDITIONAL RATINGS	
0 (Dead, no sign of life)	= 0 tree
1 (Extreme problems, limited potential for correction)	= 3 trees
2 (Major problems, possibility for recovery)	= 2 trees
3 (Fair condition with minor problems)	= 4 trees
4 (Good condition, no apparent problems)	= None
5 (No problems observed)	= None
TOTAL	= 9 trees

CITY PROTECTED TREES		
Blue Oak	=	9 trees (125 aggregate diameter inches)
TOTAL	=	9 trees (125 aggregate diameter inches)

Removals

Eight trees will require removal from the proposed project area due to grading conflicts. One tree, number 6, is recommended for removal due to structural defects. These trees are highlighted in green within the accompanying Tree Inventory Summary and briefly summarized as follows:

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL EXTRA-POLATED DSH (inches)	TPZ	Rating (0-5)	CONDITIONAL ASSESSMENT	
							STRUCTURE	VIGOR
1	Blue Oak	<i>Quercus douglasii</i>		20	25	3	Fair	Fair
2	Blue Oak	<i>Quercus douglasii</i>		7	9	2	Poor to Fair	Fair
3	Blue Oak	<i>Quercus douglasii</i>		10	11	2	Fair	Poor to Fair
4	Blue Oak	<i>Quercus douglasii</i>		8	12	1	Poor	Fair
5	Blue Oak	<i>Quercus douglasii</i>		13	17	1	Poor	Fair
6	Blue Oak	<i>Quercus douglasii</i>		22	24	1	Poor	Poor to Fair
7	Blue oak	<i>Quercus douglasii</i>		16	19	3	Fair	Fair
8	Blue Oak	<i>Quercus douglasii</i>		9	10	3	Fair	Fair

CONSTRUCTION IMPACT ASSESSMENT

Tree number 9 is offsite and will receive construction related impacts from the removal of the existing rockery wall and trenching for the sewer service. Encroachment into the TPZ from the removal of the rockery wall amounts to approximately 5 percent. The sewer service trench will occur at the edge of the TPZ. These impacts can be considered minor.

This tree received a subsurface soil enhancement/fertilization in February 2022 to help it adapt to the impacts. The rockery wall removal and excavation for the sewer service within the TPZ should be monitored by an ISA Certified Arborist and any roots encountered properly pruned. Acorn Arboricultural Services has an existing contract with the property owner to provide this service.

GENERAL COMMENTS AND ARBORISTS' DISCLAIMER

The City of Folsom regulates both the removal of "protected trees" and the encroachment of construction activities within their driplines. Therefore, a tree permit and/or additional development authorization should be obtained from the City of Folsom prior to the removal of any trees within the proposed project area. All terms and conditions of the tree permit and/or other Conditions of Approval are the sole and exclusive responsibility of the project applicant. It should be noted that prior to final inspection written verification from an ISA Certified Arborist may be required certifying the approved removal activities and/or implementation of other Conditions of Approval outlined for the retained trees on the site. ***Acorn Arboricultural Services, Inc. will not provide written Certification of Compliance unless we have been provided with a copy of the approved site development plans, applicable permits and/or Conditions of Approval, and are on site to monitor and observe regulated activities during the course of construction.*** Therefore, it will be necessary for the project applicant to notify Acorn Arboricultural Services, Inc. well in advance (at least 72 hours prior notice) of any regulated activities which are scheduled to occur on site so that those activities can be properly monitored and documented for compliance certification.

Please bear in mind that implementation of the recommendations provided within this report will help to reduce adverse impacts of construction on the retained trees; however, implementation of any recommendations should not be viewed as a guarantee or warranty against the trees' ultimate demise and/or failure in the future. Acorn Arboricultural Services, Inc. cannot predict acts of nature including, without limitation, storms of sufficient strength which can even take down a tree with a structurally sound and vigorous appearance.

Finally, the trees preserved within and/or overhanging the proposed project area will experience a physical environment different from the pre-development environment. As a result, tree health and structural stability should be regularly monitored by a qualified ISA Certified Arborist.

Thank you for allowing Acorn Arboricultural Services, Inc. to assist you with this review. Please feel free to give me a call if you have any questions or require additional information and/or clarification.

Sincerely,



Wayne McKee
ISA Certified Arborist WE-0959A, 1992
ISA Tree Risk Assessment Qualified, 2017
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ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.
5. Loss or alteration of any part of this report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.
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8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by other consultants is for coordination and ease of

reference. Inclusion of such information does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.

10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.
11. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
12. This report is based on the observations and opinions of Wayne McKee, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services, Inc. has assumed any responsibility for liability associated with the trees on or adjacent to this Project Site, their future demise and/or any damage which may result therefrom.
13. The information contained within this report is true to the best of the author's knowledge and experience as of the date it was prepared; however, certain conditions may exist which only a comprehensive, scientific, investigation might reveal which should be performed by other consulting professionals.
14. The legal description, dimensions, and areas herein are assumed to be correct. No responsibility is assumed for matters that are legal in nature.
15. Any changes to an established tree's environment can cause its decline, death and/or structural failure.

DEFINITIONS

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name.
Diameter (DSH):	This is the trunk diameter measured at standard height (industry standard 4.5 feet above ground level).
Dripline radius (DLR):	A radius equal to the horizontal distance from the trunk of the tree to the end of the farthest most branch tip prior to any cutting.
Tree Protected Zone:	A circle equal to the largest radius of a protected tree's dripline plus 1 foot.
Root Crown:	Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves.
Overall Condition:	Describes overall condition of the tree in terms of structure and vigor.
Recommendation:	Pre-development recommendations based upon observed characteristics noted at the time of the field inventory effort.
Obscured:	Occasionally some portion of the tree may be obscured from visual inspection due to the presence of dense vegetation which, during the course of inspection for the arborist report, prevented a complete evaluation of the tree. In these cases, if the tree is to be retained on site the vegetation should be removed to allow for a complete assessment of the tree prior to making final decisions regarding the suitability for retention.

TREE CONDITION RATING CRITERIA

RATING TERM	ROOT CROWN	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR
Good	No apparent injuries, decay, cavities or evidence of hollowing; no anchoring roots exposed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous	Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/ infections evident	No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay	Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy
Fair	Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure	Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; some infestation or disease may be present but not currently affecting the tree's structure	Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average	Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect or disease infestation/infection may be present	Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing	Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback
Poor	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the tree's structure; presence of infestation or disease may be significant and affecting the tree's structure	Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average	Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe	Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present	Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal

The ratings "fair to good" and "poor to fair" are used to describe trees that fall between the described major categories and have elements of both

GENERAL PROTECTION GUIDELINES **FOR TREES PLANNED FOR PRESERVATION**

Great care must be exercised when work is conducted upon or around protected trees. The purpose of these General Protection Measures is to provide guidelines to protect the health of the affected protected trees. These guidelines apply to all encroachments into the protected zone of a protected tree, and may be incorporated into tree permits and/or other Conditions of Approval as deemed appropriate by the applicable governing body.

A circle with a radius measurement from the trunk of the tree to the tip of its longest limb, plus one foot, shall constitute the tree protection zone area of each protected tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each protected tree. Removing limbs that make up the dripline does not change the protected area.

Any protected trees on site which require pruning, the pruning shall be supervised by an ISA Certified Arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards, ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines" and Best Management Practices.

Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the tree protected zone of the protected trees in order to avoid damage to the tree canopies and root systems. Fencing shall be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as determined by the review body. The developer shall contact the Project Arborist and the Planning Department for an inspection of the fencing prior to commencing construction activities on site.

Signs shall be installed on the protective fence in four (4) equidistant locations around each individual protected tree. The size of each sign must be a minimum of two (2) feet by two (2) feet and must contain the following language:

**WARNING: THIS FENCE SHALL NOT BE REMOVED OR RELOCATED
WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF
FOLSOM.**

Once approval has been obtained by the City of Folsom protective fencing shall remain in place throughout the entire construction period and shall not be removed, relocated, taken down or otherwise modified in whole or in part without prior written authorization from the Agency, or as deemed necessary by the Project Arborist to facilitate approved activities within the root protection zone.

Any removal of paving or structures (i.e. demolition) that occurs within the dripline of a protected tree shall be done under the direct supervision of the Project Arborist. To the maximum extent feasible, demolition work within the protection zone of the protected tree shall be performed by hand. If the Project Arborist determines that it is not feasible to perform some portion(s) of this work by hand, then the smallest/lightest weight equipment that will adequately perform the demolition work shall be used.

No signs, ropes, cables (except those which may be installed by an ISA Certified Arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of identification in preparing tree reports and inventories shall be allowed.

No vehicles, construction equipment, mobile homes/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.

Drainage patterns on the site shall not be modified so that water collects, stands or is diverted across the dripline of any protected tree.

No trenching shall be allowed within the tree protected zones of protected trees, except as specifically approved by the Planning Department as set forth in the project's Conditions of Approval and/or approved tree permit. If it is absolutely necessary to install underground utilities within the dripline of a protected tree the utility line within the protected zone shall be "bored and jacked" or performed utilizing hand tools to avoid root injury under the direct supervision of the Project Arborist.

Grading within the protected zone of a protected tree shall be minimized. Cuts within the protected zone shall be maintained at less than 20% of the protected zone area. Grade cuts shall be monitored by the Project Arborist. Any damaged roots encountered shall be root pruned and properly treated as deemed necessary by the Project Arborist.

Minor roots less than one (1) inch in diameter encountered during approved excavation and/or grading activities may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area as deemed necessary by the Project Arborist.

Major roots greater than one (1) inch in diameter encountered during approved excavation and/or grading activities may not be cut without approval of the Project Arborist. Depending upon the type of improvement being proposed, bridging techniques or a new site design may need to be employed to protect the roots and the tree.

Cut faces, which will be exposed for more than 2-3 days, shall be covered with dense burlap fabric and watered to maintain soil moisture at least on a daily basis (or possibly more frequently during summer months). If any native ground surface fabric within the protected zone must be removed for any reason, it shall be replaced within forty-eight (48) hours.

If fills exceed 1 foot in depth up to 20% of the protected zone area, aeration systems may serve to mitigate the presence of the fill materials as determined by the Project Arborist.

When fill materials are deemed necessary on two or three sides of a tree it is critical to provide for drainage away from the protected zone area of the tree (particularly when considering heavy winter rainfalls). Overland releases and subterranean drains dug outside the protected zone area and tied directly to the main storm drain system are two options.

In cases where a permit has been approved for construction of a retaining wall(s) within the protected zone of a protected tree the applicant will be required to provide for immediate protection of exposed roots from moisture loss during the time prior to completion of the wall. The retaining wall within the protected zone of the protected tree shall be constructed within seventy-two (72) hours after completion of grading within the root protection zone.

The construction of impervious surfaces within the dripline of a protected tree shall be minimized. When necessary, a piped aeration system shall be installed under the direct supervision of the Project Arborist.

Preservation devices such as aeration systems, tree wells, drains, special paving and cabling systems must be installed in conformance with approved plans and certified by the Project Arborist.

No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the dripline of a protected tree. An above ground drip irrigation system is recommended. An independent low-flow drip irrigation system may be used for establishing drought-tolerant plants within the protected zone of a protected tree. Irrigation shall be gradually reduced and discontinued after a two (2) year period.

All portions of permanent fencing that will encroach into the protected zone of a protected tree shall be constructed using posts set no closer than ten (10) feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the tree(s).

620 Landrise Court
City of Folsom, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL EXTRA-POLATED DSH (inches)	DLR (feet)	TPZ	CONDITIONAL ASSESSMENT						Rating (0-5)	City Protected Tree	NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
							RT CR	TRUNK	LIMBS	FOLIAGE	STRUC-TURE	VIGOR				
1	Blue Oak	<i>Quercus douglasii</i>	14,15	20	24	25	Fair	Fair	Fair	Fair	Fair	Fair	3	20	Four foot grade cut 10' Southwest of the trunk. Also tagged #626.	Removal required due to grading conflicts.
2	Blue Oak	<i>Quercus douglasii</i>		7	8	9	Poor to Fair	Poor to Fair	Fair	Fair	Poor to Fair	Fair	2	7	Callusing basal wound southwest side with minor to moderate decay. Callused trunk wound east side 1-3' above grade.	Removal required due to grading conflicts.
3	Blue Oak	<i>Quercus douglasii</i>		10	10	11	Fair	Fair	Fair	Poor to Fair	Fair	Poor to Fair	2	10	Callused trunk wound southeast side 3' above grade. Sparse foliage and above average amount of deadwood	Removal required due to grading conflicts.
4	Blue Oak	<i>Quercus douglasii</i>		8	11	12	Poor to Fair	Poor	Fair	Fair	Poor	Fair	1	8	Callusing basal lower trunk cavity to 3' above grade with moderate to significant decay. Also tagged #632.	Removal required due to grading conflicts.
5	Blue Oak	<i>Quercus douglasii</i>		13	17	18	Fair	Poor	Fair	Fair	Poor	Fair	1	13	Callusing basal lower trunk cavity southwest side to 5' above grade with significant decay and hollowing. Also tagged #632.	Removal required due to grading conflicts.
6	Blue Oak	<i>Quercus douglasii</i>	10,12,16	22	23	24	Poor	Poor	Poor to Fair	Fair	Poor	Poor to Fair	1	22	The 16" diameter stem has failed with significant decay at the point of attachment with the 12" diameter stem. Callusing wounds with moderate decay on the 10" & 12" diameter stems 4 to 5' above grade due to contact rubbing injuries. Also tagged #626.	Recommended for removal due to noted defects.
7	Blue Oak	<i>Quercus douglasii</i>		16	19	20	Fair	Fair	Fair	Fair	Fair	Fair	3	16	Measured at 3' above grade, forks at 5' above grade. Also tagged #630.	Removal required due to grading conflicts.
8	Blue Oak	<i>Quercus douglasii</i>		9	9	10	Fair	Fair	Fair	Fair	Fair	Fair	3	9	Also tagged #634.	Removal required due to grading conflicts.
9	Blue Oak	<i>Quercus douglasii</i>		20	21	22	Fair	Fair	Fair	Fair	Fair	Fair	3	20	Located offsite approximately 14 feet southeast of the easterly property boundary.	None at this time.

TOTAL INVENTORIED TREES = 9 trees (125 extrapolated aggregate diameter inches)

TOTAL REMOVALS = 8 trees

Rating: 0=1 tree; 1=3 trees; 2=2 tree; 3=4 trees; 4=0 trees; 5=0 trees

City Protected Trees = 9 trees (125 extrapolated aggregate diameter inches)

*KEY TO RATING SYSTEM:

- 0 = Dead, no sign of life
- 1 = Extreme problems, limited potential for correction
- 2 = Major problems, possibility for recovery
- 3 = Fair condition with minor problems
- 4 = Good condition, no apparent problems
- 5 = No problems observed