

115 Woodland Road Arborist Report | April 2020

Prepared for:

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115 Woodland Road
Kentfield, Ca 94904

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Arborist Report 115 Woodland Road

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Arborist Report

115 Woodland Road

Kentfield, CA

Executive Summary

John and Susan Brownridge are planning the redevelopment of a residential property, at 115 Woodland Road, in Kentfield CA. Currently the project area consists of a single family home with trees in the back and front yards. Trees were assessed on October 8, 2019. The assessment included all trees 6" and greater in diameter, located on the property. No off-site trees had canopy overhanging the property.

54 trees representing 14 species were evaluated (Table 1). For all species combined, trees were most found to be in fair to poor condition, with some exceptions.

On residential sites, the County of Marin protects native trees with trunk diameters of 6"—10" and greater *depending of species* (Municipal Code Chapter 22.27 Native Tree Protection and Preservation.) Based on this definition, there were 29 *Protected Trees*. 12 of these trees were determined to be in poor condition, and qualify for exemption from protected status (22.62.040) as confirmed by the Marin County Planning Department. The remaining 17 trees with protected status cannot be removed without a permit.

Based on my evaluation of the development plans and understanding of the property owner's intentions:

- 41 trees will be removed (9 *Protected*)
- 13 trees will be preserved

Trees within the grading footprint should be removed; the resulting root loss may compromise their health and/or stability. Construction will take place within property boundaries, with grading, excavation and hardscape covering the majority of the site.

Trees located in or near the riparian zone at the rear of the property are generally away from the construction. Some limit impact to those trees closest to the grading zone may be expected. Impacts to trees being preserved can be minimized by following the Tree Preservation Guidelines.

Introduction and Overview

John and Susan Brownridge are planning the redevelopment of a residential property at 115 Woodland Road in Kentfield, CA. Currently the project area consists of a single family home with trees in the front and backyards. Bartlett Tree Experts was asked to prepare an **Arborist Report** for the site as part of the application to the County of Marin

This report provides the following information:

1. Assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Evaluation of the impacts to trees based on development plans.
3. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on October 8, 2019. The assessment included all trees 6" and greater in diameter, located on or adjacent to the property. No off-site trees had canopy overhanging the property. 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 54" above grade;
4. Evaluating the health and structural condition based on a visual inspection from the ground:

Good A healthy tree that may have a slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

Fair 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.

Poor Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

54 trees representing 14 species were evaluated (Table 1). For all species combined, trees were most found to be in fair to poor condition, with some exceptions. Descriptions of each tree are found in the **Tree Assessment**, and approximate locations are plotted on the **Tree Assessment Plan** (see Exhibits).

**Table 1. Condition ratings and frequency of occurrence of trees
115 Woodland Drive, Kentfield, CA**

Common Name	Scientific Name	Condition			Total
		Poor	Fair	Good	
Bigleaf maple	<i>Acer macrophyllum</i>	1	6	1	8
Japanese maple	<i>Acer palmatum</i>	-	1	-	1
California buckeye	<i>Aesculus californica</i>	1	3	-	4
Persimmon	<i>Diospyros kaki</i>	-	1	-	1
Loquat	<i>Eriobotrya japonica</i>	-	1	-	1
Ginkgo	<i>Ginkgo biloba</i>	-	1	-	1
English walnut	<i>Juglans regia</i>	-	-	1	3
Glossy privet	<i>Ligustrum lucidum</i>	1	2	-	2
Southern magnolia	<i>Magnolia grandiflora</i>	-	1	-	1
Apple	<i>Malus domestica</i>	-	1	-	1
Plum	<i>Prunus domestica</i>	2	-	-	2
Pear	<i>Pyrus communis</i>	1	-	-	1
Siberian elm	<i>Ulmus pumila</i>	6	-	-	6
California bay	<i>Umbellularia californica</i>	10	11	2	23
Total		21	29	4	54

At the rear of 115 Woodland Road there are a number of native trees that are not directly within the grading footprint. Some of these trees have attained “over-mature” status, and are near the end of their useful lifespan. A number of these trees have serious defects that have compromised their structural integrity (Photo 1.) These trees should be removed before the demo stage of the project begins.

The undeveloped rear of the property has a creek running through it. This riparian zone is populated with native trees in various states of condition and stability.

Photo 1 – California bay #46 with cavity and significant decay at root collar. Trees with destabilizing defects to this degree should be removed before the demo stage of the project begins.



Maintaining stands of trees within these riparian zones is important for maintaining the integrity of creek boundaries, mitigating the impact of erosion during months of seasonal rains and greater storm events. Often these trees are imperfect or structurally suspect, but lack targets that deem them an unacceptable risk. (Photo 2.)



Photo 2 – California bay #51 with multiple stems and basal cavities. While imperfect, and possibly unstable, there are no significant targets within striking distance, so associated risk is not elevated. The benefits to the riparian zone out-weigh the structural imperfections.

Trees that exist in a stand are usually dependent on each other to maintain health and stability. The greater canopy of tree groups offer protection to individual trees from the high winds of storm events, as well as shading their collective root zones from direct summer sun. For this reason, preserving imperfect trees within a stand to maintain the group's integrity is a valid practice. There are two groups of trees that act as a buffer or transition zone between the developed high occupancy zone of the residence and the riparian zone at the far rear of the property (#27—30 and #25,53,54.) Each of these groups should remain intact to the degree possible to promote structural stability and viability, or be removed entirely.

A small number trees, such as #18 English walnut and #52 Japanese maple were in reasonably good condition, but were too close in proximity to the grading zone. It is unlikely that these trees would survive the development process, and should be removed before the demo phase begins.

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. For example, the mulberries were decayed, declining and unlikely to survive even relatively minor construction impact.
- **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. For example, California bay #19 had significant basal decay which increases the chances of failure.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, mulberries tend to be more tolerant of root pruning than southern magnolias.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**
Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database <http://www.cal-ipc.org/plants/inventory/> lists species identified as being invasive

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

High	These are trees with good health and structural stability that have the potential for longevity at the site. 14 trees had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. 16 trees had moderate suitability for preservation.
Low	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. 21 trees had low suitability for preservation.

Evaluation of Impacts and Recommendations

The *Tree Assessment* was the reference point for tree health, condition and suitability for preservation. I used the *Site Plan* created by Holder| Parlett Architects dated August 22, 2019 to estimate impacts to trees. The plan shows a single family residence, with pool and hardscape features.

The disposition of each tree is shown in **Tree Disposition** attachment. Based on my evaluation of the plans:

- 33 trees will be removed (14 *Protected*)
- 21 tree will be preserved

Most on-site trees will be removed in order to construct the site. Construction will take place within property boundaries, with grading, excavation and hardscape covering the majority of the site. Trees in close proximity to the grading zone are unlikely to survive the planned construction.

Trees located in or near the riparian zone at the rear of the property are generally away from the construction. Some limit impact to those trees closest to the grading zone may be expected. Impacts to trees being preserved can be minimized by following the **Tree Preservation Guidelines** (below).

Tree Preservation Guidelines

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

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

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for trees to be preserved. The **TREE PROTECTION ZONE** shall be a circle around the tree with a radius of 10 feet.
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 with posts sunk into the ground or equivalent as approved by the City.
3. Fences must be installed prior to beginning demolition and must remain until construction is complete.
4. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

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. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE**: No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
3. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, 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. 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-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link. Fences are to remain until all grading and construction is completed.
3. 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.
4. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

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 protected trees.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting 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 during site work and 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. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE**. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
8. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
9. 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.
10. 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.
11. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.

Maintenance of impacted trees

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority.



Exhibits

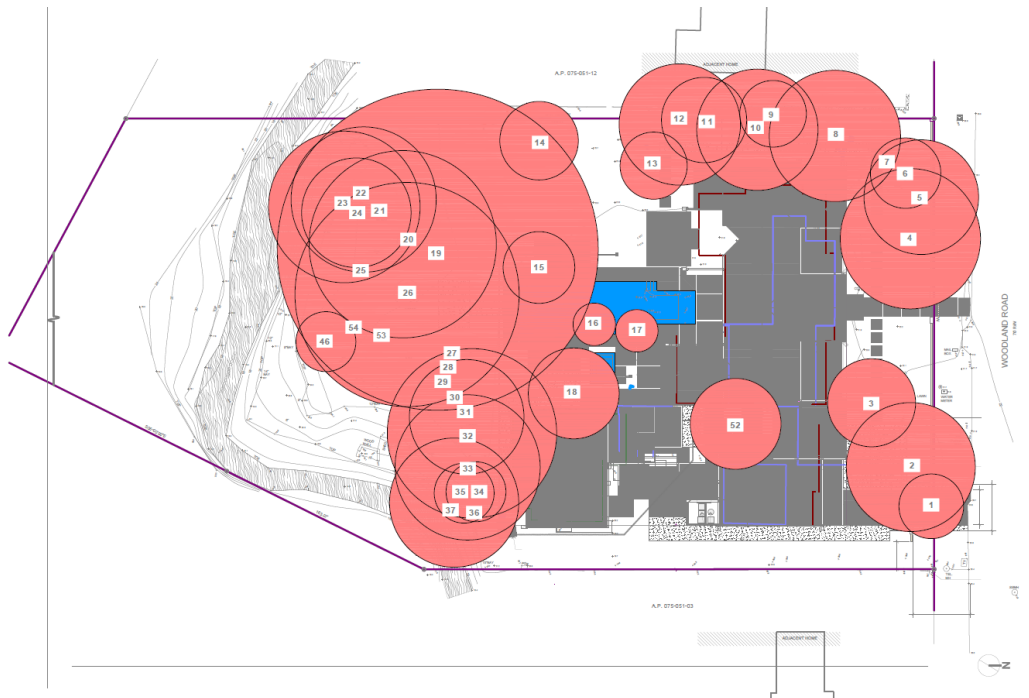
Tree Assessment Map

Tree Assessment Tree

Disposition

Tree Assessment Maps

Trees to be Preserved
Trees to be Removed
Tree Protection Zone



Tree Condition

115 Woodland Road, Kentfield, CA October 2019

Tree #	Species	Trunk Diameter (in.)	Protected Tree?	Condition	Suitability for Preservation	Comments
1	Ginkgo	11	No	Fair	Moderate	Moderate dieback; fair structure and form.
2	Southern magnolia	21	No	Fair	Moderate	Fair structure and form; numerous surface roots.
3	Bigleaf maple	14	No	Poor	Low	Root collar and stem wounds; unbalanced crown.
4	Siberian elm	24	No	Poor	Low	Root collar and stem wounds; slime flux.
5	Siberian elm	21	No	Poor	Low	Significant dieback; unbalanced crown.
6	Siberian elm	17	No	Poor	low	Significant dieback; suppressed; unbalanced crown.
7	Siberian elm	26	No	Poor	Low	Stem and limb wounds; compromised stability.
8	Siberian elm	22	No	Poor	Low	Significant dieback; fair structure and form.
9	Glossy privet	11	No	Poor	Low	Infringing on structure (wall); moderate die back.
10	Siberian elm	20	No	Poor	Low	Large broken limbs; decay throughout canopy.
11	Plum	11,8 (14)	No	Poor	Low	Significant dieback; poor structure and form.
12	Glossy privet	10,10,8,8,6,5,4 (20)	No	Fair	Low	Dense canopy; poor structure; wood rat nest.
13	Loquat	9, 7, (11)	No	Fair	Moderate	Moderate dieback; dense canopy.
14	Plum	13	No	Poor	Low	Significant dieback; poor structure; stem decay.
15	Apple	7,7,6 (12)	No	Fair	Moderate	Dense canopy; fair structure and form.
16	Pear	7	No	Poor	Low	Stem and limb wounds; poor form and balance.
17	Persimmon	7	No	Fair	Moderate	Stem wound; fair structure and form.
18	English walnut	10,8,8 (15)	No	Good	High	Good structure and form; average density.
19	California bay	48,23 (53)	No	Poor	Low	Significant decay of root collar and stem.
20	California bay	24,20 (31)	No	Poor	Low	Significant decay of root collar; suppressed.
21	California bay	48	No	Poor	Low	Significant stem decay; may be unstable; fungal conks.
22	California buckeye	18,13,8 (24)	No	Poor	Moderate	Suppressed; unbalanced crown.
23	California bay	25	No	Poor	Low	Cavity at root collar; no significant target.
24	California bay	18	No	Poor	Low	Decay at root collar; unbalanced crown.
25	Bigleaf maple	12	Yes	Fair	Moderate	Deadwood over 2"; suppressed; fair structure.
26	California bay	32,18 (37)	No	Poor	Low	Significant decay with cavity at root collar.
27	California buckeye	20,13,9 (25)	Yes	Fair	Moderate	Basal wound; unbalanced crown; stable with pruning.
28	California bay	14	Yes	Fair	Moderate	Low live crown ratio; root collar co-occupied with #27.

29	California bay	13	Yes	Fair	Moderate	Dense canopy; low live crown ratio; good root collar.
30	California bay	14	Yes	Fair	Moderate	Dense canopy; suppressed; stable with pruning.
31	California bay	19	Yes	Fair	Moderate	Moderate dieback; low live crown ratio.
32	California bay	27,8 (28)	No	Poor	Low	Large stem cavity; unbalanced crown.
33	California bay	24	Yes	Fair	High	Sound stem and root collar; good structure and form.
34	California bay	10	No	Poor	Low	Unbalanced canopy; leaning over building.
35	California bay	10	No	Poor	Low	Unbalanced canopy; leaning over building.
36	California bay	9	No	Good	High	Dense canopy; good young tree.
37	California bay	21	Yes	Fair	Moderate	Malformed root collar; leaning over neighbor's backyard.
38	California bay	7	No	Good	High	Good young tree.
39	California bay	18	Yes	Fair	Moderate	Moderate dieback; ivy; sound stem and root collar.
40	California buckeye	7	No	Fair	Moderate	Suppressed; fair structure and form.
41	Bigleaf maple	17	Yes	Good	Moderate	Good structure and form.
42	Glossy privet	11	No	Fair	High	Branch tear-out wound; fair structure and form.
43	California buckeye	7	No	Fair	High	Suppressed; root collar wound.
44	Bigleaf maple	14	Yes	Fair	High	Moderately suppressed; leaning; no significant target.
45	Bigleaf maple	13	Yes	Fair	High	Fair structure and form; suppressed..
46	California bay	10	No	Poor	Low	Significant root collar decay with cavity.
47	Bigleaf maple	8	No	Fair	High	Low live crown ratio; average density.
48	Bigleaf maple	11	Yes	Fair	High	Suppressed; low live crown ratio.
49	California bay	31	Yes	Fair	High	Stem decay with cavity; dense canopy; no significant target.
50	California bay	21	Yes	Fair	High	Moderate dieback; fair structure and form.
51	California bay	17,10,10,9 (24)	Yes	Fair	High	Unbalanced canopy; decay at base of stems over creek.
52	Japanese maple	12,10 (16)	No	Fair	Low	Moderate dieback; included bark.
53	California bay	33	Yes	Fair	High	Fair structure and form; sound stem and root collar.
54	Bigleaf maple	9	No	Fair	High	Fair structure and form; sound stem and root collar.

Tree Disposition

115 Woodland Road, Kentfield, CA October 2019

Tree #	Species	Trunk Diameter(s)	Protected Tree?	Disposition	Comments
1	Ginkgo	11	No	Remove	Within grading
2	Southern magnolia	21	No	Remove	Within grading
3	Bigleaf maple	14	No	Remove	Within grading; poor condition
4	Siberian elm	24	No	Remove	Poor condition
5	Siberian elm	21	No	Remove	Poor condition
6	Siberian elm	17	No	Remove	Within grading; poor condition
7	Siberian elm	26	No	Remove	Within grading; poor condition
8	Siberian elm	22	No	Remove	Within grading; poor condition
9	Glossy privet	11	No	Remove	Within grading; poor condition
10	Siberian elm	20	No	Remove	Within grading; poor condition
11	Plum	11,8 (14)	No	Remove	Within grading; poor condition
12	Glossy privet	10,10,8,8,6,5,4 (20)	No	Remove	Within grading
13	Loquat	9, 7, (11)	No	Remove	Within grading
14	Plum	13	No	Remove	Poor condition
15	Apple	7,7,6 (12)	No	Remove	Within grading
16	Pear	7	No	Remove	Within grading
17	Persimmon	7	No	Remove	Within grading
18	English walnut	10,8,8 (15)	No	Remove	Within grading
19	California bay	48,23 (53)	No	Remove	Within grading; poor condition
20	California bay	24,20 (31)	No	Remove	Poor condition
21	California bay	48	No	Remove	Poor condition
22	California buckeye	18,13,8 (24)	No	Remove	Poor condition
23	California bay	25	No	Remove	Poor condition
24	California bay	18	No	Remove	Poor condition
25	Bigleaf maple	12	Yes	Remove	At owners request
26	California bay	32,18 (37)	No	Remove	Poor condition
27	California buckeye	20,13,9 (25)	Yes	Remove	At owners request
28	California bay	14	Yes	Remove	At owners request

29	California bay	13	Yes	Remove	At owners request
30	California bay	14	Yes	Remove	At owners request
31	California bay	19	Yes	Remove	Within grading
32	California bay	27,8 (28)	No	Remove	Within grading; poor condition
33	California bay	24	Yes	Remove	Within grading
34	California bay	10	No	Remove	Within grading; poor condition
35	California bay	10	No	Remove	Within grading; poor condition
36	California bay	9	No	Remove	Within grading
37	California bay	21	Yes	Remove	Within grading
38	California bay	7	No	Preserve	Riparian significance
39	California bay	18	Yes	Preserve	Riparian significance
40	California buckeye	7	No	Preserve	Component of stand
41	Bigleaf maple	17	Yes	Preserve	Component of stand
42	Glossy privet	11	No	Preserve	Component of stand
43	California buckeye	7	No	Preserve	Component of stand
44	Bigleaf maple	14	Yes	Preserve	Riparian significance
45	Bigleaf maple	13	Yes	Preserve	Riparian significance
46	California bay	10	No	Remove	Poor condition
47	Bigleaf maple	8	No	Preserve	Riparian significance
48	Bigleaf maple	11	Yes	Preserve	Riparian significance
49	California bay	31	Yes	Preserve	Riparian significance
50	California bay	21	Yes	Preserve	Riparian significance
51	California bay	17,10,10,9 (24)	Yes	Preserve	Riparian significance
52	Japanese maple	12,10 (16)	No	Remove	Within grading
53	California bay	33	Yes	Remove	At owners request
54	Bigleaf maple	9	No	Remove	At owners request

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the arborist is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the arborist cannot be responsible for the accuracy of information provided by others.

The arborist shall not be required to give testimony or to attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the arborist, and the arborist's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Figures and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. Inclusion of said information with any drawings or other documents does not constitute a representation of Bartlett Tree Experts as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I, Lee Nachtrieb, certify:

- That I have personally inspected the tree(s) and/or property referred to in this report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am an International Society of Arboriculture Certified Arborist with a Tree Risk Assessment Qualification, and have been involved in the practice of arboriculture and the study of trees for over 35 years.

Signed: Lee Nachtrieb
Date: 4/14/2020