

Appendix C

Arborist Report and Addendum



TREE
ASSOCIATES

1654 Colusa Avenue
Davis, CA 95616
treeassociates.net

June 12, 2017

Melanie Matthews

RE: Arborist Report: WDAAC Project, Davis, CA

Dear Melanie,

Attached is the report you requested. I appreciate the opportunity to work with you. Please do not hesitate to contact me should you have questions regarding this report.

Sincerely,

John M. Lichter, M.S.

ASCA Registered Consulting Arborist #375

ISA Board Certified Master Arborist #863

ISA Qualified Tree Risk Assessor





**ARBORIST REPORT
WEST DAVIS ACTIVE ADULT COMMUNITY
DAVIS, CALIFORNIA**

**Prepared for
TAORMINO AND ASSOCIATES, INC.
Davis, California**

**Prepared by
TREE ASSOCIATES
John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Board Certified Master Arborist #863
ISA Qualified Tree Risk Assessor**

June 12, 2017

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Assignment

Melanie Matthews contacted me requesting an Arborist Report for the West Davis Active Adult Community Project in Davis, California. The project is located on 74 acres of land west of and adjacent to Sutter Memorial Hospital. The site is bounded by Covell Boulevard and Risling Court on its southern and eastern boundaries.

This Arborist Report was to include an evaluation, appraisal, development impact assessment, mitigation requirements and preservation guidelines for all on site trees of significance (those greater than 5" diameter) as defined by the City of Davis Municipal Code Chapter 37.

Limits of the Assignment

- This report does not include trees located to the east of the project site as Engineer Brian Foster with Cunningham Engineering indicated that there would be no disturbance within the driplines of the trees located to the south of the proposed retention basin and drainage features in this area and, therefore, possible development impacts would not be significant.
- This evaluation reports on the condition of the subject trees at the time of my site visit. Tree conditions change over time and, as they change, this report may need to be revised.
- The evaluation was based on a visual inspection from the ground. The result of the evaluations for trees for which risk assessment was recommended is provisional, pending the outcome of these studies.
- This appraisal utilized Arborist-standard methods based on guidelines found in the Guide for Plant Appraisal, 9th Edition, authored by the Council of Tree and Landscape Appraisers (CTLA).



Tree Evaluation

I identified, tagged in the field and evaluated the trees between June 6 and June 10, 2017.

For each of the trees meeting the City of Davis's criteria (trunks >5" diameter), the following data were provided (see tree location map below). Tree Number – corresponds to a round aluminum tag affixed to each tree.

- Species – common and Latin name of tree.
- Trunk Diameter – the diameter of the tree (in inches) at 4.5' above grade, unless measurement at another location between 1 and 5 feet above grade provided a more accurate reflection of the size of the tree.
- Dripline – the approximate maximum (wheel measured) distance from the trunk to the edge of the branches, in feet.
- Tree Protection Zone (TPZ) – the radius in feet of a circular tree protection zone recommended by the author.
- Comments – comments regarding tree and landscape features that influenced health, structure and condition ratings.
- Health Rating – rating between poor and good considering the overall health of the tree. A rating of fair-good or good indicates no significant health concerns.
- Structural Rating – rating between poor and good considering the overall structure of the tree. A rating of fair-good or good indicates no significant structural concerns.
- Condition Rating – rating of the condition of the tree on a scale of 0-100% as described in the Guide for Plant Appraisal, p. 34-35.
- Recommendations – recommendations for tree work or treatments to improve tree structure or health or for further evaluation, where necessary. Note: recommendations are indicated in red where removal was recommended or green where risk assessment was indicated.

Exhibit 1, entitled "Tree Evaluation" summarizes the results of the tree evaluation. The approximate locations of trees are shown on portions of an aerial photo of the site (attached).

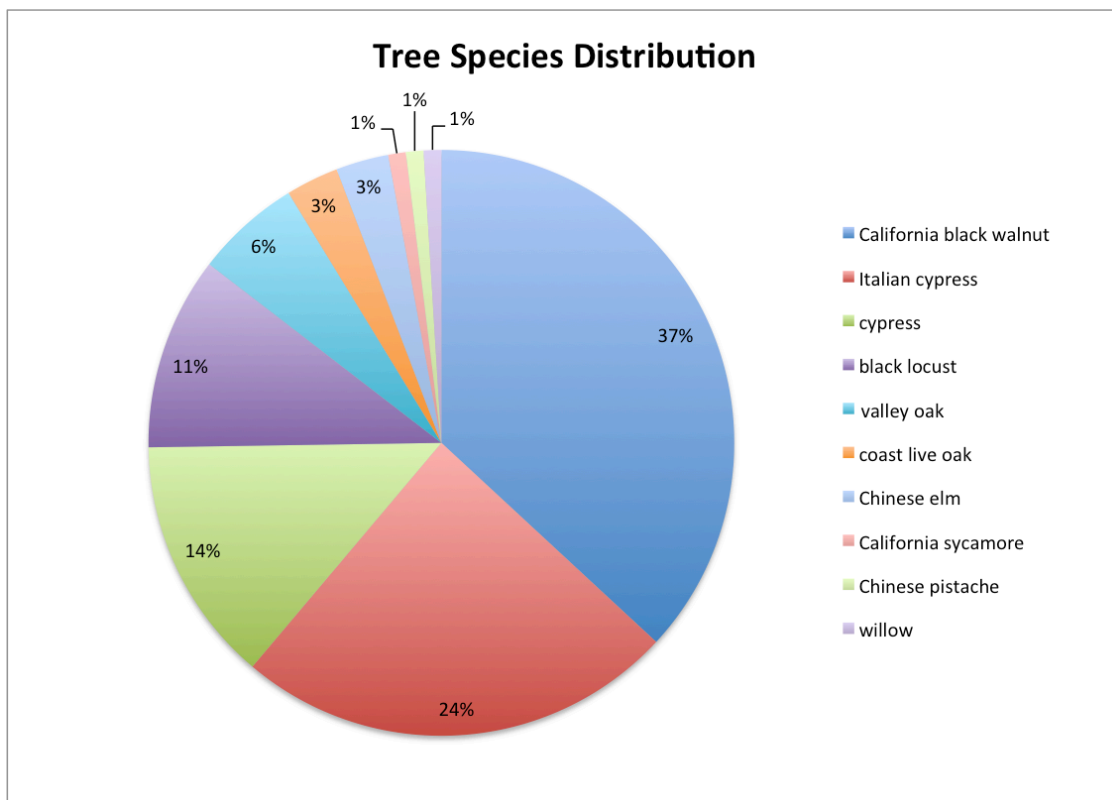


Summary of Tree Evaluation

Number of Trees, Species Makeup, Locations

The site contained 103 trees of significance. Ten species were represented on site, including planted and naturalized California native trees (California black walnut, valley oak, coast live oak and California sycamore) as well as exotic species (Italian cypress, cypress, black locust, Chinese elm, Chinese pistache and willow). The most common species were the walnut and cypress, which together comprised 75% of the trees on site (see chart below and Exhibit 1).

The vast majority of the existing site is an agricultural field. There is a past home site (structures removed) that is currently utilized for hospital parking. Cypress line the parking lot along with black locust. Trees (mostly California black walnut) line the southwest corner and the eastern boundary of the field. Volunteer trees are located along Covell Blvd. Trees had been planted along a fitness course adjacent and east of the field.



Tree Condition

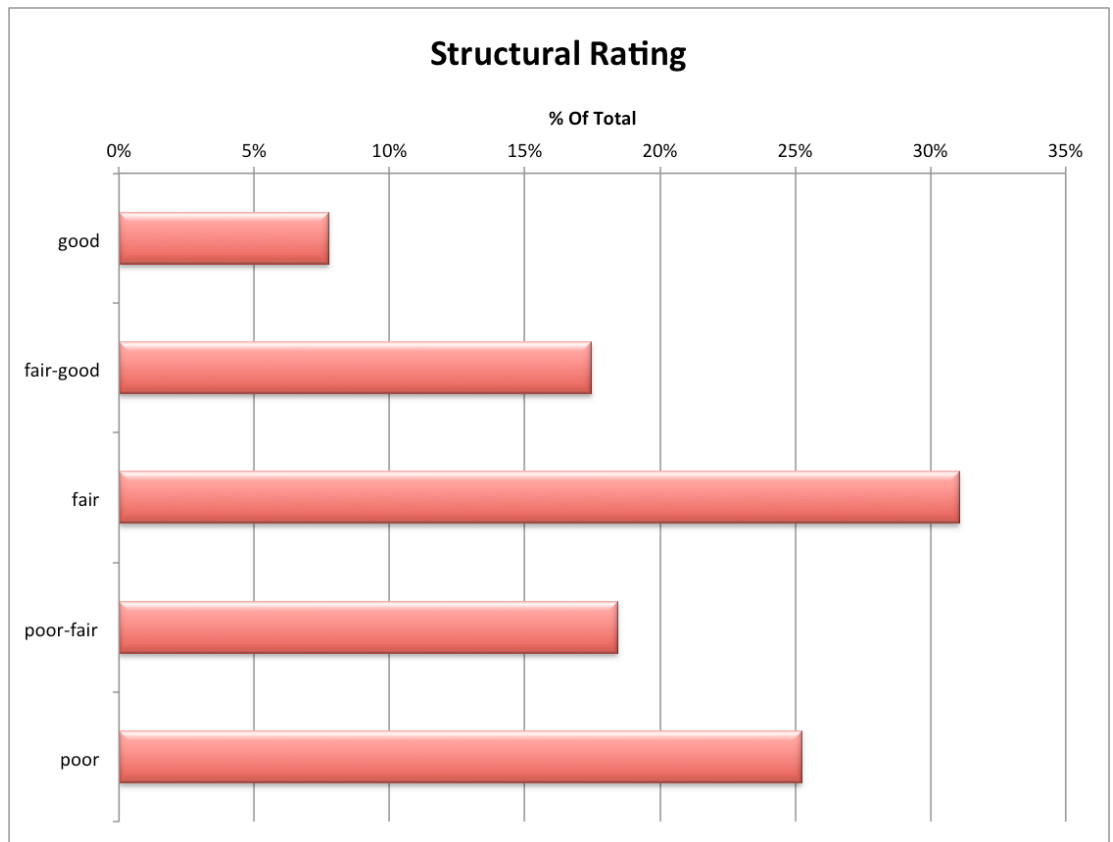
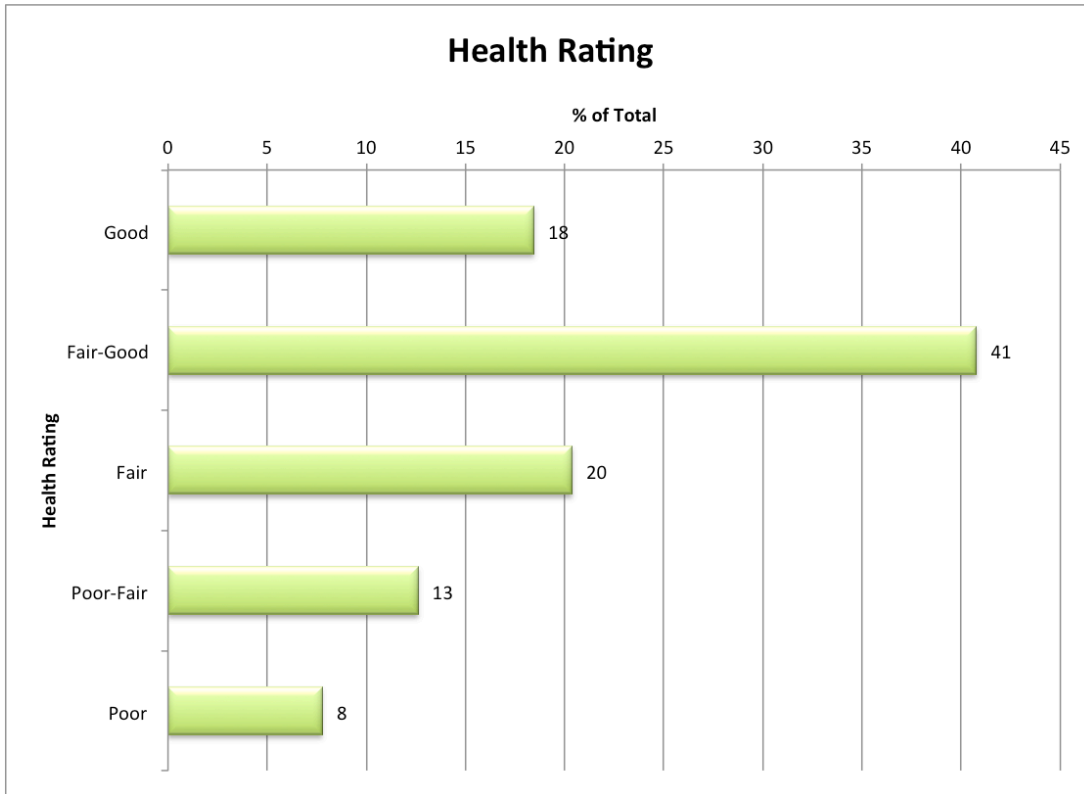
The vast majority of the trees had not been irrigated, pruned or otherwise maintained. The lack of maintenance severe drought and possibly disease had compromised the health of many of the subject trees.

Many of the California black walnut trees exhibited symptoms of thousand cankers disease (limb dieback), which has killed many black walnut trees in the area. Thousand cankers is a fungal disease, spread by a beetle, which can kill a tree within a few years once the limbs start to die back. A pathologist would be needed to diagnose which trees are infected.

I rated both the health and structure of the trees from poor to good. The majority of the trees (59%) had no significant health issues (ratings of fair-good or good). Twenty one percent of the trees were in poor or poor-fair health while 20% were in fair health (see chart below and Exhibit 1).

Only 21% of the trees had no significant structural concerns, while 43% were in poor or poor-fair structural condition (see chart, below and Exhibit 1). I also rated the overall condition of the trees on a percentage basis, for appraisal purposes as the value of the trees is depreciated by their condition rating.





Removal Recommendations

A total of 34 trees (33% of the total) were recommended for removal due to their poor health or structural condition or their close proximity to existing roadways. A list of Arborist-recommended removals is attached (Exhibit 2).

Development Impact Assessment

I reviewed the conceptual master plan, dated 4/25/17. The trunk locations had not been surveyed so I could not evaluate development impacts to individual trees. However, it appears that all of the remaining trees (69 total) will need to be removed to accommodate the development as currently planned.

Tree Impact Mitigation

The City of Davis has adopted a tree ordinance designed to address the environmental benefits of the City's community forest in addition to its social and economic benefits (Davis Municipal Code, § 37.01.010). Among other requirements, the ordinance generally requires one or more of the following measures where a development project requires removal of trees: (1) onsite replacement, (2) offsite replacement, and/or (3) payment of in lieu fees (Davis Municipal Code, § 37.01.070(d)(2)).

Pursuant to the ordinance, the total replacement trees or in lieu fees must equal 1,004 inches (the combined trunk diameter of the trees proposed for removal to develop the proposed project – not including Arborist-recommended removals). Note for trunks measured below 4.5 feet, the diameter was adjusted to estimate the size at 4.5 feet. For multiple trunked trees, the diameter used was the nearest diameter with an area similar the combined areas of the trunks (Exhibit 3).



Tree Appraisal

Trees were appraised following guidelines found in the Council of Tree and Landscape Appraisers Guide for Plant Appraisal, 9th Edition. The guide suggests utilizing the Trunk Formula Method to estimate the value of trees larger than those that can be replaced with commonly available trees (regionally accepted as 24-inch boxed trees).

Appraised values derived with the Trunk Formula Method add the installed cost of the largest commonly available transplantable tree (assumed to be a 24-inch boxed tree) to the increase in value of the tree due to its larger than 24" box size (calculated as a regionally determined unit price per square inch of trunk multiplied by the difference between the area of the subject tree and the area of a 24-inch boxed tree). This "basic" value is then adjusted by regionally accepted species and arborist determined condition and location ratings (CTLA, p. 70).

Exhibit 4 provides the values of trees to be removed as a result of site layout conflicts (does not include Arborist-recommended removals). The total appraised value of these trees equals \$126,420.00.



Arborist Disclosure Statement

The following statement pertains to my work and this report.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the Arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the Arborist. An Arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



Tree Preservation Guidelines

The guidelines presented below should be followed for all trees to be preserved to ensure the least impact considering the proposed site plan.

- Indicate surveyed trunk locations and tree protection zones (TPZ's) as described in attached table on all construction plans for trees to be preserved. Note, where infrastructure is located within protection zones, indicate modified tree protection zones (MTPZ's) and fencing as close to infrastructure as possible (minimize overbuild).
- Engage the Consulting Arborist to revise the development impact assessment (as needed) for trees to be preserved once construction plans are drafted.
- Tree preservation measures should be indicated on all construction plans.
- Avoid grading, compaction, trenching, rototilling, vehicle traffic, material storage, spoil, waste or washout or any other disturbance within TPZ's or MTPZ's.
- Conduct a meeting to discuss tree preservation guidelines with the Consulting Arborist and all contractors, subcontractors and project managers prior to the initiation of demolition and construction.
- Prior to any demolition activity on site, identify (tagged) trees to be preserved and install tree protection fencing as indicated on construction plans.
- Tree protection fences should be made of chain link with posts sunk into the ground. These fences should not be removed or moved until construction is complete. Avoid soil or above ground disturbances within the fenced area.
- Any pruning required for construction or recommended in this report should be performed by an ISA Certified Arborist or Tree Worker. Pruning for necessary clearance should be the minimum required to build the project and performed prior to demolition by an ISA Certified Arborist.
- Any work that is to occur within the protection zones of the trees should be monitored by the Consulting Arborist.
- If roots larger than 1.5 inches or limbs larger than 3 inches in diameter are cut or damaged during construction, contact Consulting Arborist as soon as possible to inspect and recommend appropriate remedial treatments.
- All trees to be preserved should be irrigated once every week during non-Winter months to uniformly wet the soil to a depth of at least 18 inches under and beyond their canopies.



Glossary¹

Bow – the gradual curve of a branch or stem.

Callus – growth resulting from and found at the margin of wounds.

Canker – a localized area of dead tissue on a stem or branch, caused by fungal or bacterial organisms.

Central Leader – the main stem of the tree.

Chlorotic – yellow.

Codominant – equal in size and relative importance.

Crown – parts of the tree above the trunk.

Crown Clean – the removal of dead, dying, diseased, broken, and weakly attached branches and watersprouts from a tree's crown.

Decay – process of degradation of woody tissues by fungi and bacteria.

Dieback – death of shoots and branches, generally from tip to base.

Dropcrotch – the process of shortening trunks or limbs by pruning back to dominant lateral limbs.

End Weight – the concentration of foliage at the distal ends of branches.

Epicormic – shoots which result from adventitious or latent buds; often indicates poor vigor.

Included bark – pattern of development at branch junctions where bark is turned inward rather than pushed out.

Primary limb – limb attached directly to the trunk.

Reduction cut – shortening the length of a branch or stem by cutting it back to a lateral branch of at least one-third the diameter of the cut stem.

Root crown – area at the base of a tree where the roots and stem merge.

Secondary limb – limb attached directly to a primary limb.

Sound wood – undecayed wood.

Suppressed – trees which have been overtopped and whose crown development is restricted from above.

Target – people or property potentially affected by tree failure.

Topped – Pruned to reduce height by cutting large branches back to stubs.

Train – to prune a young tree to establish a strong structure.

Vigor – overall health.

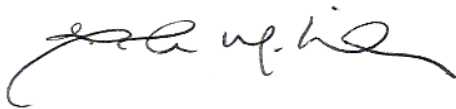
Watersprouts – vigorous, upright, epicormic shoots that grow from latent buds in older wood.

¹ Definitions from author or Matheny and Clark, Evaluation of Hazard Trees in Urban Areas, 2nd Edition c 1994, ISA.

Certification of Performance

I, John M. Lichter, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and the Terms and Conditions;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- 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.



John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Board Certified Master Arborist #863
ISA Qualified Tree Risk Assessor



ASSUMPTIONS AND LIMITING CONDITIONS: John M. Lichter dba TREE ASSOCIATES, INC.

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships 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/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser - particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.
7. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser'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.
8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by John M. Lichter or TREE ASSOCIATES as to the sufficiency or accuracy of said information.
9. 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 dissection, excavation, probing, or coring. 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.
10. Loss or alteration of any part of this report invalidates the entire report.



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Exhibit 1.

**Tree Evaluation
West Davis Active Adult Community**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
430	Chinese elm	6	14	6	1' from 431; possible herbicide injury; adjacent to roadway; unbalanced crown	fair	poor	0	remove tree due to poor structure.
431	Chinese elm	7	13	7	1' from 430; possible herbicide injury; adjacent to roadway; codominant trunks with included bark; unbalanced crown	poor-fair	poor	0	remove tree due to poor structure.
432	Chinese pistache	4,4	8	6	codominant trunks with included bark; verticillium wilt symptoms; adjacent to roadway and irrigation ditch	fair	poor-fair	47	remove tree due to poor structure and proximity to Covell Blvd.
433	Chinese elm	5,5,4,3,3,4,2,5,4,5	19	14	apparently stump sprouts; multiple trunks from base; adj to road	fair-good	poor	0	remove tree due to poor structure.
434	valley oak	10,7	14	17	primary limbs with excessive end weight; limb attachments with included bark; adjacent to roadway	good	poor-fair	78	remove tree due to proximity to Covell Blvd.
435	willow	7,6,7,6,8,5,7,3,8	18	18	multiple trunks from base; codominant trunks with included bark	fair-good	poor	0	remove tree due to poor structure.
436	California black walnut	18,21,13	37	31	multiple trunks from base; unbalanced crown; primary limbs with excessive end weight	fair-good	poor-fair	66	perform crown reduction.
437	California black walnut	5,4,8,6	25	12	unbalanced crown; adjacent to another tree; unbalanced crown; primary limbs with excessive end weight	fair-good	poor-fair	66	remove low primary limbs
438	California black walnut	7	20	7	adjacent to another tree; extreme bow	fair-good	poor	0	remove tree due to poor structure.
439	California black walnut	5,7	18	9	limb dieback	poor-fair	poor-fair	41	remove tree due to poor health and structure.
440	California black walnut	14@3'	20	14	twig dieback; unbalanced crown; primary limbs with excessive end weight	fair	fair	63	

Exhibit 1.

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Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
441	California black walnut	21,19,21	30	35	Trunk decay at base; bee hive; multiple trunks from base; limb dieback; limb wounds	fair-good	poor	56	perform risk assessment including decay mapping. crown clean.
442	California black walnut	21,18,21	30	35	trunk and root decay; large diameter dieback	poor	poor	0	remove tree due to poor health and structure.
443	California black walnut	19,12,19, 21	27	37	trunk and root decay; root loss; large old wound between trunks; limb dieback	fair	poor	0	
444	California black walnut	22,19,28	35	39	multiple trunks; limb dieback; trunk wounds; root dead	fair	poor-fair	59	perform risk assessment including root crown examination. crown clean.
445	California black walnut	24,22,18	35	37	limb dieback; multiple trunks from base	fair-good	fair	63	crown clean. crown reduction.
446	California black walnut	7	12	7	limb dieback	fair-good	fair-good	84	
447	California black walnut	21,14	29	26	trunk decay; limb dieback; primary limbs with excessive end weight; mistletoe	fair-good	poor-fair	59	perform risk assessment including decay mapping. crown clean.
448	California black walnut	6,4,4	16	8	multiple trunks from base	fair-good	poor-fair	69	select leader, drop crotch competing trunks or primary limbs.
449	California black walnut	11@2.5'	13	11	primary limbs with excessive end weight; low vigor	fair	fair-good	69	use reduction cuts to remove 25% of the foliage of primary limbs with > 1/3 trunk diameter at their attachment.
450	cypress	17	11	17	twig dieback; trunk wound	fair	good	84	

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Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
451	cypress	22	17	22	low vigor; trunk wound	fair-good	good	88	
452	cypress	10	12	10	trunk wounds; codominant trunks	fair	fair	69	
453	Italian cypress	19@1'	8	17	codominant trunks with included bark	fair-good	fair	81	
454	Italian cypress	20@1'	8	18		good	good	94	
455	Italian cypress	12@1'	7	11	codominant trunks; top dead	fair	fair	69	
456	cypress	15	13	15	twig dieback; trunk wounds	fair-good	good	88	
457	Italian cypress	16@1'	7	14	codominant trunks with included bark	good	fair	78	
458	Italian cypress	16@1'	6	14	codominant trunks with included bark	fair-good	fair	69	
459	Italian cypress	16@1'	10	14	top dead; limb dieback; codominant trunks with included bark	poor-fair	poor-fair	56	crown clean.
460	Italian cypress	15@1'	8	13		fair-good	fair-good	88	
461	Italian cypress	17@1'	6	15		good	good	94	
462	Italian cypress	11,9	9	14	codominant trunks with included bark	good	fair	84	
463	Italian cypress	16@1'	9	14	codominant trunks with included bark	good	fair	81	
464	Italian cypress	7	4	7	girdling roots	good	fair-good	88	
465	Italian cypress	17@1'	6	15	codominant trunks with included bark; trunk wound	good	fair	84	
466	cypress	20	16	20	twig dieback	fair	fair-good	78	

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Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
467	Italian cypress	18@1'	8	16	codominant trunks with included bark	good	fair	84	
468	Italian cypress	9	6	9		fair-good	good	91	
469	cypress	14	18	14	primary limbs with slightly excessive end weight	fair-good	fair-good	88	use reduction cuts to remove 25% of the foliage of primary limbs with > 1/3 trunk diameter at their attachment.
470	Italian cypress	11	7	11	Trunk broke at 10'	fair-good	poor	25	remove tree due to poor structure.
471	cypress	12	12	12	low vigor; twig dieback	fair	good	81	
472	Italian cypress	14	6	12		fair-good	fair-good	84	
473	Italian cypress	14	6	12		good	good	91	
474	cypress	14	15	14	primary limbs with slightly excessive end weight	fair-good	fair-good	84	use reduction cuts to remove 25% of the foliage of primary limbs with > 1/3 trunk diameter at their attachment.
475	Italian cypress	8	7	8		fair	fair-good	81	
476	cypress	12	12	12		fair	fair-good	81	
477	cypress	14	15	14		fair-good	fair-good	78	
478	cypress	14	13	14		fair-good	fair-good	91	
479	cypress	14	14	14	top broke out	fair-good	poor-fair	40	select leader, drop crotch competing trunks or primary limbs.

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Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
480	Italian cypress	10	5	10	low vigor	fair-good	fair-good	78	
481	Italian cypress	6	6	6	trunk wound; declining health; limb dieback	poor	poor-fair	0	remove tree due to poor health.
482	cypress	21	18	21	codominant trunks with included bark	good	poor-fair	50	remove tree due to poor health.
483	Italian cypress	9@1'	5	8	limbs attachments with included bark	fair-good	fair	69	
484	cypress	6	8	6	trunk wound; limb dieback; low vigor	poor-fair	fair	35	remove tree due to poor health.
485	Italian cypress	18@1'	7	16	codominant trunks with included bark	good	fair	88	cable trunks.
486	Italian cypress	17@1	8	15	top dead; codominant trunks with included bark	poor-fair	fair	50	crown clean. select leader, drop crotch competing trunks or primary limbs.
487	Italian cypress	13@1	7	12	top dead; limbs attachments with included bark	fair	fair-good	63	crown clean.
488	Italian cypress	15	8	15		good	fair-good	88	
489	black locust	7	15	7	codominant trunks; poorly attached primary limb; adjacent to roadway	good	fair	75	remove lowest primary limb. use reduction cuts to remove 25% of the foliage of primary limbs with > 1/3 trunk diameter at their attachment.
490	black locust	6	15	6	primary limbs with excessive end weight; limbs attachments with included bark; adjacent to roadway	good	fair	81	use reduction cuts to remove 25% of the foliage of primary limbs with > 1/3 trunk diameter at their attachment.
491	black locust	4,3	14	5	multiple trunks from base; poor structure; adjacent to roadway	fair-good	poor	25	remove tree due to poor structure.

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Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
492	black locust	6	15	6	1' away from #493; primary limbs with excessive end weight; unbalanced crown; poor root architecture; adjacent to roadway	fair-good	poor	0	remove tree due to poor structure.
493	black locust	6	12	6	1' away from #492; primary limbs with excessive end weight; unbalanced crown; poor root architecture; adjacent to roadway	fair-good	poor	0	
494	California black walnut	7	14	7	primary limbs with excessive end weight; limbs attachments with included bark;	good	fair	81	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia.
495	California black walnut	30	26	30	limb dieback; limb decay; primary limbs with excessive end weight; trunk decay	fair-good	poor-fair	59	Perform risk assessment including aerial inspection, root crown examination and decay mapping. crown reduction. use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia.
496	California black walnut	18@1'	23	16	limb dieback; multiple trunks	fair-good	fair	66	crown clean. crown reduction
497	California black walnut	11	14	11	limb wounds; trunk wounds; codominant trunks	fair-good	fair	81	select leader, drop crotch competing trunks or primary limbs.
498	California black walnut	20,24	32	32	2 of 3 trunks remain; trunk decay; root decay and loss; decay at trunk attachment; topped	fair-good	poor	0	remove tree due to poor structure.

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Dated 6/12/17**

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
499	California black walnut	20,23,21	32	37	limb dieback; multiple trunks; trunk wounds; root loss	fair-good	fair	66	perform risk assessment including root crown examination and aerial inspection. crown clean. crown reduction.
500	California black walnut	6	12	6	adjacent to another tree; trunk bowed; limb dieback	fair	poor	0	remove tree; due to poor structure.
501	California black walnut	36	20	36	all dead but stump sprouts	poor	poor	0	
502	California black walnut	8	20	8	codominant trunks; limb dieback;	fair	fair	69	select leader, drop crotch competing trunks or primary limbs.
503	California black walnut	10,12	23	16	codominant trunks; top dead	poor	poor	0	remove tree due to poor health and structure.
504	California black walnut	5	6	5	limb dieback; codominant trunks	poor-fair	poor-fair	35	
505	California black walnut	15	26	15	primary limbs with excessive end weight; limb dieback	poor-fair	poor	0	remove tree due to poor health and structure.
506	California black walnut	8	5	8	only watersprouts on lower trunk live; immed adj to #507	poor	poor	0	

Exhibit 1.

**Tree Evaluation
West Davis Active Adult Community**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
507	California black walnut	11,12,12	24	21	limb dieback; multiple trunks	fair	fair	66	crown clean. select leader, drop crotch competing trunks or primary limbs.
508	California black walnut	7	10	7	trunk bowed; adjacent to another tree; limb dieback; trunk wound; poor root architecture	poor-fair	poor	20	remove tree due to poor structure.
509	California black walnut	20	7	20	Almost dead	poor	poor	0	remove tree due to poor health and structure.
510	California black walnut	24	26	24	limb dieback; multiple trunks	fair	fair	72	crown clean.
511	California black walnut	16	25	16	codominant trunks with included bark; limb dieback	fair-good	fair	81	crown clean.
512	California black walnut	15,18	24	24	codominant trunks; limb dieback; primary limbs with excessive end weight	fair	fair	75	crown clean. crown reduction.
513	California black walnut	10,8	18	13	multiple trunks from base; trunk wound; limb dieback; low vigor	poor-fair	poor-fair	30	remove tree due to poor health and structure.
514	black locust	5	5	5	nearly dead	poor	poor	0	remove tree due to poor health.
515	valley oak	7	10	7	low vigor; twig dieback	fair	fair-good	72	irrigate.
516	valley oak	5	6	5	low vigor; twig dieback	poor-fair	fair	72	select leader, drop crotch competing trunks or primary limbs. Irrigate.

Exhibit 1.

**Tree Evaluation
West Davis Active Adult Community**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
517	California sycamore	5	10	5	anthracnose; low vigor; twig dieback; drought stressed	poor-fair	fair-good	59	irrigate. crown clean.
518	California black walnut	5,6	9	8	codominant trunks with included bark; low vigor	fair	poor-fair	56	select leader, drop crotch competing trunks or primary limbs. irrigate.
519	valley oak	7	8	7		fair-good	fair	84	select leader, drop crotch competing trunks or primary limbs.
520	valley oak	9	13	9	powdery mildew; codominant trunks; twig dieback	fair-good	fair	69	select leader, drop crotch competing trunks or primary limbs.
521	valley oak	9	11	9	codominant trunks with included bark	fair-good	fair	81	select leader, drop crotch competing trunks or primary limbs.
522	California black walnut	5	10	5	trunk bowed; adjacent to another tree	poor	poor	0	remove tree due to poor health and structure.
523	California black walnut	5,6	12	8	adjacent to another tree; unbalanced crown; codominant trunks; limb dieback	poor-fair	poor-fair	34	remove tree due to poor health and structure.
524	California black walnut	5,7	17	9	trunk bowed; unbalanced crown; limb dieback; primary limbs with excessive end weight; adjacent to another tree; poor root architecture	fair-good	poor-fair	40	remove tree due to poor structure.
525	coast live oak	5,4	8	7	codominant trunks with included bark	good	fair	81	select leader, drop crotch competing trunks or primary limbs.

Exhibit 1.

**Tree Evaluation
West Davis Active Adult Community**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
526	coast live oak	7	8	7	trunk and limb wounds from rat; codominant trunks	good	fair	88	select leader, drop crotch competing trunks or primary limbs.
527	coast live oak	10	14	10	codominant trunks	good	fair-good	91	select leader, drop crotch competing trunks or primary limbs.
528	black locust	5	15	5	one of several tree's abutting one another; trunk bowed; unbalanced crown	fair-good	poor	0	remove tree due to poor structure.
529	black locust	5	15	5	one of several tree's abutting one another; trunk bowed; unbalanced crown	fair-good	poor	0	remove tree due to poor structure.
530	black locust	5	14	5	In thicket of locust; unbalanced crown; codominant trunks	fair-good	poor-fair	20	remove tree due to poor structure.
531	black locust	5,4,5	15	8	Two trunks have split apart; will fail	poor-fair	poor	0	remove tree due to poor structure.
532	black locust	6,5,5@1'	13	9	multiple trunks from base with included bark	fair-good	poor	0	remove tree due to poor structure.

Exhibit 2.

Removal Recommendations
West Davis Active Adult Community Project

To Accompany
Tree Associates Report
Dated 6/12/17

Tree #	Species	Diameter (in.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
430	Chinese elm	6	1' from 431; possible herbicide injury; adjacent to roadway; unbalanced crown	fair	poor	0	remove tree due to poor structure.
431	Chinese elm	7	1' from 430; possible herbicide injury; adjacent to roadway; codominant trunks with included bark; unbalanced crown	poor-fair	poor	0	remove tree due to poor structure.
432	Chinese pistache	4,4	codominant trunks with included bark; verticillium wilt symptoms; adjacent to roadway and irrigation ditch	fair	poor-fair	47	remove tree due to poor structure and proximity to Covell Blvd.
433	Chinese elm	5,5,4,3,3, 4,2,5,4,5	apparently stump sprouts; multiple trunks from base; adj to road	fair-good	poor	0	remove tree due to poor structure.
434	valley oak	10,7	primary limbs with excessive end weight; limb attachments with included bark; adjacent to roadway	good	poor-fair	78	remove tree due to proximity to Covell Blvd.
435	willow	7,6,7,6,8, 5,7,3,8	multiple trunks from base; codominant trunks with included bark	fair-good	poor	0	remove tree due to poor structure.
438	California black walnut	7	adjacent to another tree; extreme bow	fair-good	poor	0	remove tree due to poor structure.
439	California black walnut	5,7	limb dieback	poor-fair	poor-fair	41	remove tree due to poor health and structure.
442	California black walnut	21,18,21	trunk and root decay; large diameter dieback	poor	poor	0	remove tree due to poor health and structure.
443	California black walnut	19,12,19, 21	trunk and root decay; root loss; large old wound between trunks; limb dieback	fair	poor	0	remove tree due to poor structure.
470	Italian cypress	11	Trunk broke at 10'	fair-good	poor	25	remove tree due to poor structure.
481	Italian cypress	6	trunk wound; declining health; limb dieback	poor	poor-fair	0	remove tree due to poor health.
484	cypress	6	trunk wound; limb dieback; low vigor	poor-fair	fair	35	remove tree due to poor health.

Exhibit 2.

Removal Recommendations
West Davis Active Adult Community Project

To Accompany
Tree Associates Report
Dated 6/12/17

Tree #	Species	Diameter (in.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
491	black locust	4,3	multiple trunks from base; poor structure; adjacent to roadway	fair-good	poor	25	remove tree due to poor structure.
492	black locust	6	1' away from #493; primary limbs with excessive end weight; unbalanced crown; poor root architecture; adjacent to roadway	fair-good	poor	0	remove tree due to poor structure.
493	black locust	6	1' away from #492; primary limbs with excessive end weight; unbalanced crown; poor root architecture; adjacent to roadway	fair-good	poor	0	remove tree due to poor structure.
498	California black walnut	20,24	2 of 3 trunks remain; trunk decay; root decay and loss; decay at trunk attachment; topped	fair-good	poor	0	remove tree due to poor structure.
500	California black walnut	6	adjacent to another tree; trunk bowed; limb dieback	fair	poor	0	remove tree; due to poor structure.
501	California black walnut	36	all dead but stump sprouts	poor	poor	0	remove tree due to poor health and structure.
503	California black walnut	10,12	codominant trunks; top dead	poor	poor	0	remove tree due to poor health and structure.
505	California black walnut	15	primary limbs with excessive end weight; limb dieback	poor-fair	poor	0	remove tree due to poor health and structure.
506	California black walnut	8	only watersprouts on lower trunk live; immed adj to #507	poor	poor	0	remove tree due to poor health and structure.
508	California black walnut	7	trunk bowed; adjacent to another tree; limb dieback; trunk wound; poor root architecture	poor-fair	poor	20	remove tree due to poor structure.
509	California black walnut	20	Almost dead	poor	poor	0	remove tree due to poor health and structure.

Exhibit 2.

Removal Recommendations
West Davis Active Adult Community Project

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Tree #	Species	Diameter (in.)	Comments	Health Rating	Structural Rating	Condition Rating (%)	Recommendations
513	California black walnut	10,8	multiple trunks from base; trunk wound; limb dieback; low vigor	poor-fair	poor-fair	30	remove tree due to poor health and structure.
514	black locust	5	nearly dead	poor	poor	0	remove tree due to poor health.
522	California black walnut	5	trunk bowed; adjacent to another tree	poor	poor	0	remove tree due to poor health and structure.
523	California black walnut	5,6	adjacent to another tree; unbalanced crown; codominant trunks; limb dieback	poor-fair	poor-fair	34	remove tree due to poor health and structure.
524	California black walnut	5,7	trunk bowed; unbalanced crown; limb dieback; primary limbs with excessive end weight; adjacent to another tree; poor root architecture	fair-good	poor-fair	40	remove tree due to poor structure.
528	black locust	5	one of several tree's abutting one another; trunk bowed; unbalanced crown	fair-good	poor	0	remove tree due to poor structure.
529	black locust	5	one of several tree's abutting one another; trunk bowed; unbalanced crown	fair-good	poor	0	remove tree due to poor structure.
530	black locust	5	In thicket of locust; unbalanced crown; codominant trunks	fair-good	poor-fair	20	remove tree due to poor structure.
531	black locust	5,4,5	Two trunks have split apart; will fail	poor-fair	poor	0	remove tree due to poor structure.
532	black locust	6,5,5@1'	multiple trunks from base with included bark	fair-good	poor	0	remove tree due to poor structure.

Exhibit 3.

**Tree Removals
Due to Site Conflicts
West Davis Active Adult Community Project**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.)	Adjusted Diameter at 4.5'
436	California black walnut	18,21,13	31
437	California black walnut	5,4,8,6	12
440	California black walnut	14@3'	14
441	California black walnut	21,19,21	35
444	California black walnut	22,19,28	39
445	California black walnut	24,22,18	37
446	California black walnut	7	7
447	California black walnut	21,14	26
448	California black walnut	6,4,4	8
449	California black walnut	11@2.5'	11
450	cypress	17	17
451	cypress	22	22
452	cypress	10	10
453	Italian cypress	19@1'	17
454	Italian cypress	20@1'	18
455	Italian cypress	12@1'	11
456	cypress	15	15
457	Italian cypress	16@1'	14
458	Italian cypress	16@1'	14
459	Italian cypress	16@1'	14
460	Italian cypress	15@1'	13
461	Italian cypress	17@1'	15
462	Italian cypress	11,9	14
463	Italian cypress	16@1'	14
464	Italian cypress	7	7
465	Italian cypress	17@1'	15
466	cypress	20	20
467	Italian cypress	18@1'	16
468	Italian cypress	9	9
469	cypress	14	14
471	cypress	12	12
472	Italian cypress	14	12
473	Italian cypress	14	12
474	cypress	14	14
475	Italian cypress	8	8
476	cypress	12	12
477	cypress	14	14
478	cypress	14	14
479	cypress	14	14

Exhibit 3.

**Tree Removals
Due to Site Conflicts
West Davis Active Adult Community Project**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.)	Adjusted Diameter at 4.5'
480	Italian cypress	10	10
482	cypress	21	21
483	Italian cypress	9@1'	8
485	Italian cypress	18@1'	16
486	Italian cypress	17@1	15
487	Italian cypress	13@1	12
488	Italian cypress	15	15
489	black locust	7	7
490	black locust	6	6
494	California black walnut	7	7
495	California black walnut	30	30
496	California black walnut	18@1'	16
497	California black walnut	11	11
499	California black walnut	20,23,21	37
502	California black walnut	8	8
504	California black walnut	5	5
507	California black walnut	11,12,12	21
510	California black walnut	24	24
511	California black walnut	16	16
512	California black walnut	15,18	24
515	valley oak	7	7
516	valley oak	5	5
517	California sycamore	5	5
518	California black walnut	5,6	8
519	valley oak	7	7
520	valley oak	9	9
521	valley oak	9	9
525	coast live oak	5,4	7
526	coast live oak	7	7
527	coast live oak	10	10
		TOTAL	1004

Exhibit 4.

**Appraisal Calculations
Trees to be Removed
due to Site Conflicts
West Davis Active Adult Community**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.) at 4.5' unless noted	Adjusted Diameter at 4.5'	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of largest commonly available nursery tree)	Basic Price (cost/sq. in trunk)	Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
436	California black walnut	18,21,13	31	70%	66%	47%	\$345.46	45.46	733	3.8	729.20	\$33,494.89	\$7,231.76	\$ 7,200.00
437	California black walnut	5,4,8,6	12	70%	66%	30%	\$345.46	45.46	111	3.8	107.20	\$5,218.77	\$719.21	\$ 720.00
440	California black walnut	14@3'	14	70%	63%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$1,161.22	\$ 1,160.00
441	California black walnut	21,19,21	35	70%	56%	47%	\$345.46	45.46	975	3.8	971.20	\$44,496.21	\$8,234.58	\$ 8,200.00
444	California black walnut	22,19,28	39	70%	59%	47%	\$345.46	45.46	1278	3.8	1,274.20	\$58,270.59	\$11,382.80	\$ 11,400.00
445	California black walnut	24,22,18	37	70%	63%	47%	\$345.46	45.46	1086	3.8	1,082.20	\$49,542.27	\$10,187.13	\$ 10,200.00
446	California black walnut	7	7	70%	84%	37%	\$345.46	45.46	38	3.8	34.20	\$1,900.19	\$415.25	\$ 420.00

Exhibit 4.

**Appraisal Calculations
Trees to be Removed
due to Site Conflicts
West Davis Active Adult Community**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.) at 4.5' unless noted	Adjusted Diameter at 4.5'	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of largest commonly available nursery tree)	Basic Price (cost/sq. in trunk)	Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$500)
447	California black walnut	21,14	26	70%	59%	47%	\$345.46	45.46	500	3.8	496.20	\$22,902.71	\$4,473.90	\$ 4,470.00
448	California black walnut	6,4,4	8	70%	69%	37%	\$345.46	45.46	54	3.8	50.20	\$2,627.55	\$467.87	\$ 470.00
449	California black walnut	11@2.5'	11	70%	69%	37%	\$345.46	45.46	79	3.8	75.20	\$3,764.05	\$670.24	\$ 670.00
450	cypress	17	17	50%	84%	37%	\$345.46	45.46	227	3.8	223.20	\$10,492.13	\$1,637.76	\$ 1,640.00
451	cypress	22	22	50%	88%	37%	\$345.46	45.46	380	3.8	376.20	\$17,447.51	\$2,824.32	\$ 2,820.00
452	cypress	10	10	50%	69%	37%	\$345.46	45.46	79	3.8	75.20	\$3,764.05	\$478.74	\$ 480.00
453	Italian cypress	19@1'	17	50%	81%	37%	\$345.46	45.46	227	3.8	223.20	\$10,492.13	\$1,577.10	\$ 1,580.00
454	Italian cypress	20@1'	18	50%	94%	37%	\$345.46	45.46	254	3.8	250.20	\$11,719.55	\$2,032.61	\$ 2,030.00
455	Italian cypress	12@1'	11	50%	69%	37%	\$345.46	45.46	95	3.8	91.20	\$4,491.41	\$571.25	\$ 570.00
456	cypress	15	15	50%	88%	37%	\$345.46	45.46	177	3.8	173.20	\$8,219.13	\$1,330.47	\$ 1,330.00
457	Italian cypress	16@1'	14	50%	78%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$1,036.80	\$ 1,040.00
458	Italian cypress	16@1'	14	50%	69%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$912.39	\$ 910.00

Exhibit 4.

**Appraisal Calculations
Trees to be Removed
due to Site Conflicts
West Davis Active Adult Community**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.) at 4.5' unless noted	Adjusted Diameter at 4.5'	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of largest commonly available nursery tree)	Basic Price (cost/sq. in trunk)	Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$500)
459	Italian cypress	16@1'	14	50%	56%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$746.50	\$ 750.00
460	Italian cypress	15@1'	13	50%	88%	37%	\$345.46	45.46	133	3.8	129.20	\$6,218.89	\$1,006.68	\$ 1,010.00
461	Italian cypress	17@1'	15	50%	94%	37%	\$345.46	45.46	177	3.8	173.20	\$8,219.13	\$1,425.51	\$ 1,430.00
462	Italian cypress	11,9	14	50%	84%	37%	\$345.46	45.46	159	3.8	155.20	\$7,400.85	\$1,155.23	\$ 1,160.00
463	Italian cypress	16@1'	14	50%	81%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$1,078.27	\$ 1,080.00
464	Italian cypress	7	7	50%	88%	37%	\$345.46	45.46	38	3.8	34.20	\$1,900.19	\$307.59	\$ 310.00
465	Italian cypress	17@1'	15	50%	84%	37%	\$345.46	45.46	177	3.8	173.20	\$8,219.13	\$1,282.96	\$ 1,280.00
466	cypress	20	20	50%	78%	37%	\$345.46	45.46	314	3.8	310.20	\$14,447.15	\$2,088.06	\$ 2,090.00
467	Italian cypress	18@1'	16	50%	84%	37%	\$345.46	45.46	201	3.8	197.20	\$9,310.17	\$1,453.26	\$ 1,450.00
468	Italian cypress	9	9	50%	91%	37%	\$345.46	45.46	64	3.8	60.20	\$3,082.15	\$516.74	\$ 520.00
469	cypress	14	14	50%	88%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$1,161.22	\$ 1,160.00
471	cypress	12	12	50%	81%	37%	\$345.46	45.46	113	3.8	109.20	\$5,309.69	\$798.11	\$ 800.00
472	Italian cypress	14	12	50%	84%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$1,119.75	\$ 1,120.00

Exhibit 4.

**Appraisal Calculations
Trees to be Removed
due to Site Conflicts
West Davis Active Adult Community**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.) at 4.5' unless noted	Adjusted Diameter at 4.5'	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of largest commonly available nursery tree)	Basic Price (cost/sq. in trunk)	Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$500)
473	Italian cypress	14	12	50%	91%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$1,202.69	\$ 1,200.00
474	cypress	14	14	50%	84%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$1,119.75	\$ 1,120.00
475	Italian cypress	8	8	50%	81%	37%	\$345.46	45.46	50	3.8	46.20	\$2,445.71	\$367.62	\$ 370.00
476	cypress	12	12	50%	81%	37%	\$345.46	45.46	113	3.8	109.20	\$5,309.69	\$798.11	\$ 800.00
477	cypress	14	14	50%	78%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$1,036.80	\$ 1,040.00
478	cypress	14	14	50%	91%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$1,202.69	\$ 1,200.00
479	cypress	14	14	50%	40%	37%	\$345.46	45.46	154	3.8	150.20	\$7,173.55	\$530.84	\$ 530.00
480	Italian cypress	10	10	50%	78%	37%	\$345.46	45.46	79	3.8	75.20	\$3,764.05	\$544.02	\$ 540.00
482	cypress	21	21	50%	50%	37%	\$345.46	45.46	346	3.8	342.20	\$15,901.87	\$1,470.92	\$ 1,470.00
483	Italian cypress	9@1'	8	50%	69%	37%	\$345.46	45.46	50	3.8	46.20	\$2,445.71	\$311.06	\$ 310.00
485	Italian cypress	18@1'	16	50%	88%	37%	\$345.46	45.46	201	3.8	197.20	\$9,310.17	\$1,507.08	\$ 1,510.00
486	Italian cypress	17@1	15	50%	50%	37%	\$345.46	45.46	177	3.8	173.20	\$8,219.13	\$760.27	\$ 760.00
487	Italian cypress	13@1	12	50%	63%	37%	\$345.46	45.46	113	3.8	109.20	\$5,309.69	\$613.93	\$ 610.00
488	Italian cypress	15	15	50%	88%	37%	\$345.46	45.46	177	3.8	173.20	\$8,219.13	\$1,330.47	\$ 1,330.00
489	black	7	7	30%	75%	30%	\$345.46	77.04	38	2.24	35.76	\$3,100.41	\$209.28	\$ 210.00

Exhibit 4.

**Appraisal Calculations
Trees to be Removed
due to Site Conflicts
West Davis Active Adult Community**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.) at 4.5' unless noted	Adjusted Diameter at 4.5'	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of largest commonly available nursery tree)	Basic Price (cost/sq. in trunk)	Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$500)
490	black	6	6	30%	81%	30%	\$345.46	77.04	28	2.24	25.76	\$2,330.01	\$170.38	\$ 170.00
494	California black walnut	7	7	70%	81%	37%	\$345.46	45.46	38	3.8	34.20	\$1,900.19	\$399.87	\$ 400.00
495	California black walnut	30	30	70%	59%	47%	\$345.46	45.46	707	3.8	703.20	\$32,312.93	\$6,312.13	\$ 6,300.00
496	California black walnut	18@1'	16	70%	66%	47%	\$345.46	45.46	201	3.8	197.20	\$9,310.17	\$2,010.12	\$ 2,010.00
497	California black walnut	11	11	70%	81%	37%	\$345.46	45.46	95	3.8	91.20	\$4,491.41	\$945.16	\$ 950.00
499	California black walnut	20,23,21	37	70%	66%	47%	\$345.46	45.46	1075	3.8	1,071.20	\$49,042.21	\$10,588.52	\$ 10,600.00
502	California black walnut	8	8	70%	69%	37%	\$345.46	45.46	50	3.8	46.20	\$2,445.71	\$435.49	\$ 440.00
504	California black walnut	5	5	70%	35%	37%	\$345.46	45.46	20	3.8	16.20	\$1,081.91	\$98.08	\$ 100.00

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Trees to be Removed
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West Davis Active Adult Community**

**To Accompany
Tree Associates Report
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Tree #	Species	Diameter (in.) at 4.5' unless noted	Adjusted Diameter at 4.5'	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of largest commonly available nursery tree)	Basic Price (cost/sq. in trunk)	Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$500)
507	California black walnut	11,12,12	21	70%	66%	37%	\$345.46	45.46	321	3.8	317.20	\$14,765.37	\$2,509.65	\$ 2,510.00
510	California black walnut	24	24	70%	72%	47%	\$345.46	45.46	452	3.8	448.20	\$20,720.63	\$4,899.78	\$ 4,900.00
511	California black walnut	16	16	70%	81%	37%	\$345.46	45.46	201	3.8	197.20	\$9,310.17	\$1,959.21	\$ 1,960.00
512	California black walnut	15,18	24	70%	75%	47%	\$345.46	45.46	431	3.8	427.20	\$19,765.97	\$4,877.25	\$ 4,880.00
515	valley oak	7	7	90%	72%	37%	\$345.46	77.04	38	2.4	35.60	\$3,088.08	\$739.11	\$ 740.00
516	valley oak	5	5	90%	72%	37%	\$345.46	77.04	20	2.4	17.60	\$1,701.36	\$407.92	\$ 410.00
517	California sycamore	5	5	50%	59%	37%	\$345.46	45.46	20	3.8	16.20	\$1,081.91	\$118.84	\$ 120.00
518	California black walnut	5,6	8	70%	56%	37%	\$345.46	45.46	48	3.8	44.20	\$2,354.79	\$343.06	\$ 340.00
519	valley oak	7	7	90%	84%	37%	\$345.46	77.04	38	2.4	35.60	\$3,088.08	\$867.66	\$ 870.00
520	valley oak	9	9	90%	69%	37%	\$345.46	77.04	64	2.4	61.60	\$5,091.12	\$1,165.55	\$ 1,170.00
521	valley oak	9	9	90%	81%	37%	\$345.46	77.04	64	2.4	61.60	\$5,091.12	\$1,377.47	\$ 1,380.00

Exhibit 4.

**Appraisal Calculations
Trees to be Removed
due to Site Conflicts
West Davis Active Adult Community**

**To Accompany
Tree Associates Report
Dated 6/12/17**

Tree #	Species	Diameter (in.) at 4.5' unless noted	Adjusted Diameter at 4.5'	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of largest commonly available nursery tree)	Basic Price (cost/sq. in trunk)	Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
525	coast live oak	5,4	7	90%	81%	37%	\$345.46	45.46	33	3.8	29.20	\$1,672.89	\$452.62	\$ 450.00
526	coast live oak	7	7	90%	88%	37%	\$345.46	45.46	38	3.8	34.20	\$1,900.19	\$553.67	\$ 550.00
527	coast live oak	10	10	90%	91%	37%	\$345.46	45.46	79	3.8	75.20	\$3,764.05	\$1,135.92	\$ 1,140.00
													TOTAL	\$ 126,860.00



TREE
ASSOCIATES

1654 Colusa Avenue
Davis, CA 95616
treeassociates.net

August 3, 2017

Melanie Matthews

RE: Arborist Report Addendum: WDAAC Project, Davis, CA

Dear Melanie,

Attached is the report addendum you requested. I appreciate the opportunity to work with you. Please do not hesitate to contact me should you have questions regarding this report.

Sincerely,

John M. Lichter, M.S.

ASCA Registered Consulting Arborist #375

ISA Board Certified Master Arborist #863

ISA Qualified Tree Risk Assessor





**ARBORIST REPORT ADDENDUM
WEST DAVIS ACTIVE ADULT COMMUNITY
DAVIS, CALIFORNIA**

**Prepared for
TAORMINO AND ASSOCIATES, INC.
Davis, California**

**Prepared by
TREE ASSOCIATES
John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Board Certified Master Arborist #863
ISA Qualified Tree Risk Assessor**

August 3, 2017

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Assignment

I previously prepared an Arborist Report for the West Davis Active Adult Community Project in Davis, California (dated May 16, 2017). The project is located on 74 acres of land west of and adjacent to Sutter Memorial Hospital. I recently was asked by Melanie Matthews to prepare an addendum to my report, which was to include trees located inside the project but outside of the construction zone.

I understand this area is not to be developed and no trees are to be removed. However, some additional plantings and possibly a bench will be installed in this location.

This addendum was to include an evaluation, appraisal, and preservation guidelines for all on site trees of significance (those greater than 5" diameter) as defined by the City of Davis Municipal Code Chapter 37.

Limits of the Assignment

- This evaluation reports on the condition of the subject trees at the time of my site visit. Tree conditions change over time and, as they change, this report may need to be revised.
- The evaluation was based on a visual inspection from the ground. The result of the evaluations for trees for which risk assessment was recommended is provisional, pending the outcome of these studies.
- If soil any disturbance (scarification, grading, trenching, compaction, etc.) is to occur within this area, I should prepare a development impact assessment and provide tree specific design modifications, treatments and preservation specifications once construction plans are drafted.
- This appraisal utilized Arborist-standard methods based on guidelines found in the Guide for Plant Appraisal, 9th Edition, authored by the Council of Tree and Landscape Appraisers (CTLA).
- While I have placed a value on trees I recommend be removed, I recommend that there should be no mitigation for them.



Tree Evaluation

I identified, tagged in the field and evaluated the trees July 27, 2017.

For each of the trees meeting the City of Davis's criteria (trunks >5" diameter), the following data were provided (see tree location map below). Tree Number – corresponds to a round aluminum tag affixed to each tree.

- Species – common and Latin name of tree.
- Trunk Diameter – the diameter of the tree (in inches) at 4.5' above grade, unless measurement at another location between 1 and 5 feet above grade provided a more accurate reflection of the size of the tree.
- Dripline – the approximate maximum (wheel measured) distance from the trunk to the edge of the branches, in feet.
- Tree Protection Zone (TPZ) – the radius in feet of a circular tree protection zone recommended by the author.
- Comments – comments regarding tree and landscape features that influenced health, structure and condition ratings.
- Health Rating – rating between poor and good considering the overall health of the tree. A rating of fair-good or good indicates no significant health concerns.
- Structural Rating – rating between poor and good considering the overall structure of the tree. A rating of fair-good or good indicates no significant structural concerns.
- Condition Rating – rating of the condition of the tree on a scale of 0-100% as described in the Guide for Plant Appraisal, p. 34-35.
- Recommendations – recommendations for tree work or treatments to improve tree structure or health or for further evaluation, where necessary. Note: recommendations are indicated in red where removal was recommended or green where risk assessment was indicated.

Exhibit 1 summarizes the results of the tree evaluation. The approximate locations of trees are shown on portions of an aerial photo of the site (attached).



Tree Evaluation Summary

Number of Trees, Species Makeup, Locations

This area contained 31 trees of significance. Nine species were represented on site, including planted and naturalized California native trees (willow, coast live oak and California sycamore) as well as exotic species (Chinese pistache, golden rain tree, Chinese tallow, olive, fig, cork oak). The most common species were golden rain tree, willow and Chinese pistache, which together comprised 74% of the trees in this area.

This area is located south of the hospital parking lot and adjacent businesses. A drainage ditch, which was full of water at the time of my site visit, runs along the length of the area. All but three trees were located to the west of John Jones Road. Some of trees were planted as street or landscape trees. Many of the trees appear to be volunteers, which grew in or near the drainage ditch.

Some of the trees on either side of the bike path were receiving irrigation. Trees on the north side of the irrigation ditch were apparently not irrigated. Trees in or near the ditch received water from the ditch. However, I do not know how often the ditch is filled.

Tree Condition, Removal Recommendations

Tree health varied from poor to good. Five of the trees (16% of the total) were in poor or poor-fair health. Fifteen trees (48% of the total) had poor or poor-fair structure. I recommended eleven trees be removed due to their poor health, structure or both (see Exhibit 1), assuming that a high likelihood of failure or death was not acceptable. The risk that these trees present is dependent upon the likelihood of failure, likelihood of hitting a target and potential consequences of such a failure. A risk assessment would provide this information but was not part of my assignment.





Figure 1. Tree Location Map

Development Impact Assessment

My understanding is that there will be no construction in this area, other than to perhaps plant some plants and perhaps install a bench. If there is to be no soil disturbance within the protection zones of the trees, the impact of the development to the subject trees would be low or absent. If, however, there is any construction or landscape work proposed within the protection zones of the trees, I should prepare an impact assessment for those trees once plans are drafted.

Since there are trees within the drainage ditch that require regular irrigation, if these are to remain, either the creek should be full year round or they should be irrigated regularly. Trees outside of the ditch should be irrigated as described in the tree preservation guidelines, below.

Tree Appraisal

Trees were appraised following guidelines found in the Council of Tree and Landscape Appraisers Guide for Plant Appraisal, 9th Edition. The guide suggests utilizing the Trunk Formula Method to estimate the value of trees larger than those that can be replaced with commonly available trees (regionally accepted as 24-inch boxed trees).

Appraised values derived with the Trunk Formula Method add the installed cost of the largest commonly available transplantable tree (assumed to be a 24-inch boxed tree) to the increase in value of the tree due to its larger than 24" box size (calculated as a regionally determined unit price per square inch of trunk multiplied by the difference between the area of the subject tree and the area of a 24-inch boxed tree). This "basic" value is then adjusted by regionally accepted species and arborist determined condition and location ratings (CTLA, p. 70).

Exhibit 2 provides appraised values of all protected trees on this portion of the site.

Tree Impact Mitigation

My assumption was that no trees would be removed nor would there be any disturbance within TPZ's in this area to accommodate development. Therefore, there would be no mitigation requirements for trees in this area. If this changes, this report should be updated.



Tree Preservation Guidelines

The guidelines presented below should be followed for all trees to be preserved to ensure the least impact considering the proposed site plan.

- Indicate surveyed trunk locations and tree protection zones (TPZ's) as described in attached table on all construction plans for trees to be preserved. Note, where infrastructure is located within protection zones, indicate modified tree protection zones (MTPZ's) and fencing as close to infrastructure as possible (minimize overbuild).
- Engage the Consulting Arborist to revise the development impact assessment and mitigation requirements (as needed) for trees to be preserved once construction plans are drafted.
- Tree preservation measures should be indicated on all construction plans.
- Avoid grading, compaction, trenching, rototilling, vehicle traffic, material storage, spoil, waste or washout or any other disturbance within TPZ's or MTPZ's.
- Conduct a meeting to discuss tree preservation guidelines with the Consulting Arborist and all contractors, subcontractors and project managers prior to the initiation of demolition and construction.
- Prior to any demolition activity on site, identify (tagged) trees to be preserved and install tree protection fencing as indicated on construction plans.
- Tree protection fences should be made of chain link with posts sunk into the ground. These fences should not be removed or moved until construction is complete. Avoid soil or above ground disturbances within the fenced area.
- Any pruning required for construction or recommended in this report should be performed by an ISA Certified Arborist or Tree Worker. Pruning for necessary clearance should be the minimum required to build the project and performed prior to demolition by an ISA Certified Arborist.
- Any work that is to occur within the protection zones of the trees should be monitored by the Consulting Arborist.
- If roots larger than 1.5 inches or limbs larger than 3 inches in diameter are cut or damaged during construction, contact Consulting Arborist as soon as possible to inspect and recommend appropriate remedial treatments.
- All trees to be preserved should be irrigated once every week during non-Winter months to uniformly wet the soil to a depth of at least 18 inches under and beyond their canopies.



Glossary¹

Bow – the gradual curve of a branch or stem.

Callus – growth resulting from and found at the margin of wounds.

Canker – a localized area of dead tissue on a stem or branch, caused by fungal or bacterial organisms.

Central Leader – the main stem of the tree.

Chlorotic – yellow.

Codominant – equal in size and relative importance.

Crown – parts of the tree above the trunk.

Crown Clean – the removal of dead, dying, diseased, broken, and weakly attached branches and watersprouts from a tree's crown.

Decay – process of degradation of woody tissues by fungi and bacteria.

Dieback – death of shoots and branches, generally from tip to base.

Dropcrotch – the process of shortening trunks or limbs by pruning back to dominant lateral limbs.

End Weight – the concentration of foliage at the distal ends of branches.

Epicormic – shoots which result from adventitious or latent buds; often indicates poor vigor.

Included bark – pattern of development at branch junctions where bark is turned inward rather than pushed out.

Primary limb – limb attached directly to the trunk.

Reduction cut – shortening the length of a branch or stem by cutting it back to a lateral branch of at least one-third the diameter of the cut stem.

Root crown – area at the base of a tree where the roots and stem merge.

Secondary limb – limb attached directly to a primary limb.

Sound wood – undecayed wood.

Suppressed – trees which have been overtopped and whose crown development is restricted from above.

Target – people or property potentially affected by tree failure.

Topped – Pruned to reduce height by cutting large branches back to stubs.

Train – to prune a young tree to establish a strong structure.

Vigor – overall health.

Watersprouts – vigorous, upright, epicormic shoots that grow from latent buds in older wood.

¹ Definitions from author or Matheny and Clark, Evaluation of Hazard Trees in Urban Areas, 2nd Edition c 1994, ISA.

Arborist Disclosure Statement

The following statement pertains to my work and this report.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the Arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the Arborist. An Arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

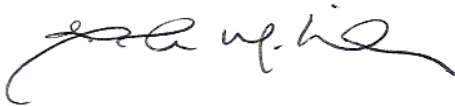
Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



Certification of Performance

I, John M. Lichter, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and the Terms and Conditions;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- 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.



John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Board Certified Master Arborist #863
ISA Qualified Tree Risk Assessor



ASSUMPTIONS AND LIMITING CONDITIONS: John M. Lichter dba TREE ASSOCIATES, INC.

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships 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/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser - particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.
7. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser'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.
8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose or coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by John M. Lichter or TREE ASSOCIATES as to the sufficiency or accuracy of said information.
9. 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 dissection, excavation, probing, or coring. 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.
10. Loss or alteration of any part of this report invalidates the entire report.



Exhibit 1

West Davis Adult Active Community
Tree Evaluation Addendum

To Accompany
Tree Associates Report
Dated: 8/3/17

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating	Recommendations
533	California sycamore	15	23	15	adjacent to wall; primary limbs with excessive end weight; limb attachments with included bark; codominant trunks	good	fair	75%	use reduction cuts to remove 25% of the foliage of primary limbs with > 1/3 trunk diameter at their attachment.
534	golden rain	8	16	8	low vigor; sparse canopy; codominant trunks; limb dieback	poor-fair	fair	53%	crown clean. irrigate.
535	California sycamore	6	12	6	anthracnose; twig dieback; unbalanced crown	fair	fair	78%	
536	golden rain	5	9	5	low vigor; declining health; large shrub at base	poor-fair	fair	53%	irrigate. remove shrub.
537	golden rain	8	12	8	trunk wounds; codominant trunks; primary limbs with excessive end weight; limb dieback	fair	fair	59%	crown clean. irrigate. use reduction cuts to remove 25% of the foliage of primary limbs with > 1/3 trunk diameter at their attachment.
538	golden rain	5	9	5	low vigor; trunk wounds; codominant trunks	fair	fair	63%	train to strong form.
539	willow	4,3,3,3	14	7	multiple trunks from base; multiple trunks with included bark; in ditch	fair-good	poor	30%	remove tree.
540	willow	13,11,13	22	22	multiple trunks from base; multiple trunks with included bark;	fair-good	poor	30%	remove tree.
541	willow	13	19	13	in drainage ditch; codominant trunks with included bark	good	fair	78%	select leader, drop crotch competing trunks or primary limbs.
542	fig	2,3,2,3	5	5	multiple trunks from base; in drainage ditch	good	poor	63%	remove tree.
543	Chinese tallow	4,4	10	6	codominant trunks with included bark; in drainage ditch	fair-good	poor-fair	30%	remove tree.
544	coast live oak	5,4	10	7	declining health; limb dieback	poor	poor-fair	0%	remove tree.
545	olive	5	8	5		good	fair	81%	train to strong form.

Exhibit 1

West Davis Adult Active Community
Tree Evaluation Addendum

To Accompany
Tree Associates Report
Dated: 8/3/17

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating	Recommendations
546	willow	Adj 10	15	10	borer injury; multiple trunks with included bark; multiple trunks from base; in drainage ditch	fair	poor-fair	40%	remove tree.
547	willow	10	20	10	in drainage ditch; borer injury	fair-good	fair-good	69%	
548	cork oak	5	8	5	in drainage ditch	fair-good	good	81%	
549	golden rain	6	18	6	Trunk 2' from 550; trunk bowed; unbalanced crown; poor root architecture	fair-good	poor-fair	20%	remove tree.
550	golden rain	6	12	6	Trunk 2' from 549; unbalanced crown; poor root architecture	fair-good	poor-fair	30%	remove tree.
551	golden rain	12	19	12	codominant trunks; limb dieback	fair	fair	63%	crown clean.
552	willow	13	14	13	limb dieback; top dead	poor	poor	10%	remove tree.
553	California sycamore	10	19	10	trunk lean; anthracnose; twig dieback	fair	fair-good	75%	
554	Chinese tallow	4,4,3	17	7	multiple trunks from base; in drainage ditch	fair-good	poor	10%	remove tree.
555	willow	9,6,6,5,8, 5,6,6,10, 9,10,6	28	28	tree uprooted; trunks were primary limbs; trunk dieback	poor-fair	poor	0%	remove tree.
556	Chinese pistache	7	19	7	primary limbs with excessive end weight; low vigor	fair	fair	72%	use reduction cuts to remove 25% of the foliage of primary limbs with > 1/3 trunk diameter at their attachment.
557	Chinese pistache	8	14	8	multiple trunks; verticillium wilt	fair	poor-fair	56%	train to strong form.
558	golden rain	12	15	12	limbs attachments with included bark; multiple trunks with included bark; low vigor; twig dieback	fair	poor-fair	56%	use reduction cuts to remove 25% of the foliage of primary limbs with > 1/3 trunk diameter at their attachment.

Exhibit 1

**West Davis Adult Active Community
Tree Evaluation Addendum**

**To Accompany
Tree Associates Report
Dated: 8/3/17**

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition Rating	Recommendations
559	Chinese pistache	8	14	8	street tree; multiple trunks	fair-good	fair	75%	use reduction cuts to remove 25% of the foliage of primary limbs with > 1/3 trunk diameter at their attachment.select leader, drop crotch competing trunks or primary limbs.
560	Chinese pistache	9	17	9	multiple trunks; primary limbs with excessive end weight	fair-good	fair	75%	select leader, drop crotch competing trunks or primary limbs.
561	Chinese pistache	11	17	11	multiple trunks with included bark	fair-good	fair	69%	use reduction cuts to remove 25% of the foliage of primary limbs with > 1/3 trunk diameter at their attachment.select leader, drop crotch competing trunks or primary limbs.
562	golden rain	8	10	8	low vigor; multiple trunks; poor root architecture; trunk lean	fair	fair-good	53%	perform root crown examination.
563	golden rain	12	16	12	multiple trunks with included bark; twig dieback	fair	poor	56%	use reduction cuts to remove 40% of the foliage of the south trunk
564	golden rain	10	13	10	limb dieback; multiple trunks; primary limbs with excessive end weight	fair	poor-fair	53%	crown reduction.

Exhibit 2.

West Davis Adult Active Community
Tree Appraisal Calculations

To Accompany
Tree Associates Report
Dated 8/3/17

Tree #	Species	Species Rating	Diameter (in.) at 4.5' height	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in)	Trunk or Adjusted Trunk Area (sq. in.)	Replace-ment Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
533	California sycamore	50%	15	75%	80%	\$ 345.46	\$ 45.46	177	3.80	173.20	\$ 8,219.13	\$ 2,465.74	\$ 2,470.00
534	golden rain	70%	8	53%	53%	\$ 345.46	\$ 77.04	50	2.24	47.76	\$ 4,024.89	\$ 793.28	\$ 790.00
535	California sycamore	50%	6	78%	53%	\$ 345.46	\$ 45.46	28	3.80	24.20	\$ 1,445.59	\$ 299.28	\$ 300.00
536	golden rain	70%	5	53%	53%	\$ 345.46	\$ 77.04	20	2.24	17.76	\$ 1,713.69	\$ 337.76	\$ 340.00
537	golden rain	70%	8	59%	53%	\$ 345.46	\$ 77.04	50	2.24	47.76	\$ 4,024.89	\$ 886.61	\$ 890.00
538	golden rain	70%	5	63%	53%	\$ 345.46	\$ 77.04	20	2.24	17.76	\$ 1,713.69	\$ 397.36	\$ 400.00
539	willow	30%	4,3,3,3	30%	53%	\$ 345.46	\$ 36.36	34	4.75	29.25	\$ 1,408.99	\$ 67.21	\$ 70.00
540	willow	30%	13,11,13	30%	53%	\$ 345.46	\$ 36.36	494	4.75	489.25	\$ 18,134.59	\$ 865.02	\$ 870.00
541	willow	30%	13	78%	53%	\$ 345.46	\$ 36.36	133	4.75	128.25	\$ 5,008.63	\$ 622.17	\$ 620.00
542	fig	70%	2,3,2,3	63%	53%	\$ 345.46	\$ 45.46	20	3.80	16.20	\$ 1,081.91	\$ 250.87	\$ 250.00
543	Chinese tallow	70%	4,4	30%	53%	\$ 345.46	\$ 77.04	26	2.24	23.76	\$ 2,175.93	\$ 242.18	\$ 240.00
544	coast live oak	90%	5,4	0%	80%	\$ 345.46	\$ 45.46	33	3.80	29.20	\$ 1,672.89	\$ -	\$ -
545	olive	90%	5	81%	80%	\$ 345.46	\$ 45.46	20	3.80	16.20	\$ 1,081.91	\$ 632.92	\$ 630.00
546	willow	30%	Adj 10	40%	53%	\$ 345.46	\$ 36.36	79	4.75	74.25	\$ 3,045.19	\$ 193.67	\$ 190.00
547	willow	30%	10	69%	53%	\$ 345.46	\$ 36.36	79	4.75	74.25	\$ 3,045.19	\$ 332.88	\$ 330.00
548	cork oak	90%	5	81%	53%	\$ 345.46	\$ 77.04	20	2.24	17.76	\$ 1,713.69	\$ 664.16	\$ 660.00
549	golden rain	70%	6	20%	53%	\$ 345.46	\$ 77.04	28	2.24	25.76	\$ 2,330.01	\$ 172.89	\$ 170.00
550	golden rain	70%	6	30%	53%	\$ 345.46	\$ 77.04	28	2.24	25.76	\$ 2,330.01	\$ 259.33	\$ 260.00
551	golden rain	70%	12	63%	53%	\$ 345.46	\$ 77.04	113	2.24	110.76	\$ 8,878.41	\$ 2,058.68	\$ 2,060.00
552	willow	30%	13	10%	53%	\$ 345.46	\$ 36.36	133	4.75	128.25	\$ 5,008.63	\$ 79.64	\$ 80.00
553	California sycamore	50%	10	75%	53%	\$ 345.46	\$ 45.46	79	3.80	75.20	\$ 3,764.05	\$ 748.11	\$ 750.00
554	Chinese tallow	70%	4,4,3	10%	53%	\$ 345.46	\$ 77.04	33	2.24	30.76	\$ 2,715.21	\$ 100.73	\$ 100.00
555	willow	30%	9,6,6,5,8, 5,6,6,10, 9,10,6	0%	53%	\$ 345.46	\$ 36.36	388	4.75	383.25	\$ 14,280.43	\$ -	\$ -

Exhibit 2.

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556	Chinese pistache	90%	7	72%	80%	\$ 345.46	\$ 77.04	38	2.24	35.76	\$ 3,100.41	\$ 1,604.46	\$ 1,600.00
557	Chinese pistache	90%	8	56%	80%	\$ 345.46	\$ 77.04	50	2.24	47.76	\$ 4,024.89	\$ 1,630.08	\$ 1,630.00
558	golden rain	70%	12	56%	80%	\$ 345.46	\$ 77.04	113	2.24	110.76	\$ 8,878.41	\$ 2,796.70	\$ 2,800.00
559	Chinese pistache	90%	8	75%	80%	\$ 345.46	\$ 77.04	50	2.24	47.76	\$ 4,024.89	\$ 2,173.44	\$ 2,170.00
560	Chinese pistache	90%	9	75%	80%	\$ 345.46	\$ 77.04	64	2.24	61.76	\$ 5,103.45	\$ 2,755.86	\$ 2,760.00
561	Chinese pistache	90%	11	69%	80%	\$ 345.46	\$ 77.04	95	2.24	92.76	\$ 7,491.69	\$ 3,708.39	\$ 3,710.00
562	golden rain	70%	8	53%	80%	\$ 345.46	\$ 77.04	50	2.24	47.76	\$ 4,024.89	\$ 1,197.40	\$ 1,200.00
563	golden rain	70%	12	56%	80%	\$ 345.46	\$ 77.04	113	2.24	110.76	\$ 8,878.41	\$ 2,796.70	\$ 2,800.00
564	golden rain	70%	10	53%	80%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 1,862.07	\$ 1,860.00