

Appendix F

Nishi Gateway Arborist Report



TREE
ASSOCIATES

1654 Colusa Avenue
Davis, CA 95616
treeassociates.net

November 8, 2014

Mr. Tim Ruff
Norcal Land

RE: Tree Evaluation and General Preservation Guidelines
Nishi Property, Davis, CA

Dear Tim,

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





**TREE EVALUATION AND
GENERAL PRESERVATION GUIDELINES
NISHI PROPERTY, DAVIS, CALIFORNIA**

**Prepared for
NORCAL LAND
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**

November 8, 2014

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Background/History/Assignment

Mr. Tim Ruff, with Norcal Land requested that I evaluate trees located on the Nishi property in Davis, which is bounded by Highway 80, U.C. Davis and Olive Drive. Mr. Ruff and I walked the property identifying trees to be included in the evaluation which included those south and west of the arboretum bike path, trees along the Union Pacific right of way and trees within the interior of the property. Trees along highway 80 were not included (see tree location maps, attached). I evaluated trees within these boundaries, which met City of Davis criteria for trees of significance. I evaluated the trees between October 23, 2014 and November 5, 2014.

Limits/Assumptions 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.
- A risk assessment is recommended for some of the trees, which may include an aerial assessment, decay detection and/or root examination. The evaluation and recommendations for these trees is pending this more detailed assessment.

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 Evaluation

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. *Approximate* locations of the trees are indicated on the accompanying Tree Location Maps.
- 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. In some cases an adjusted ("adj.") diameter was given which is a typical estimated diameter at 4.5.'
- Dripline – the approximate maximum distance from the trunk to the edge of the branches, in feet.
- Health Rating – rating of poor to excellent regarding tree health. A rating of fair/good or greater indicates no significant health concerns.
- Structural Rating – rating of poor to excellent regarding tree structure. A rating of fair/good or greater generally indicated no acute structural concerns.
- Comments – comments regarding tree features which influenced health and risk ratings.
- Recommendations – recommendations for tree work or treatments to improve tree structure or health or for further evaluation, where necessary.

A table, titled "Tree Evaluation and Recommendations" is attached, which summarizes the results of the tree evaluation. The locations of trees are shown on a site survey and portion of a topographic plan with tree numbers in red (attached).



General Tree Preservation Guidelines

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

- Include tree numbers, protection zones and preservation guidelines on plans, including site, grading, utility and landscape plans.
- Wherever possible the project should avoid grading, compaction, trenching, rototilling, vehicle traffic, material storage, spoil, waste or washout or any other disturbance within tree protection zones.
- 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 in a circle centered at the tree trunk with a radius equal to the defined tree protection zone (see table). 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 work that is to occur within the protection zones of the trees should be monitored by the Consulting Arborist.
- If roots larger than 1 inch 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.
- 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.
- All trees to be preserved should be irrigated once every two weeks during non-Winter months to 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.

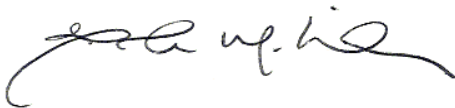
¹ Definitions from author or Matheny and Clark, Evaluation of Hazard Trees in Urban Areas, 2nd Edition c 1994, ISA.

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.

I further certify that I am an International Society of Arboriculture Certified Arborist.



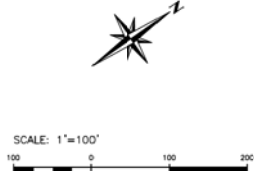
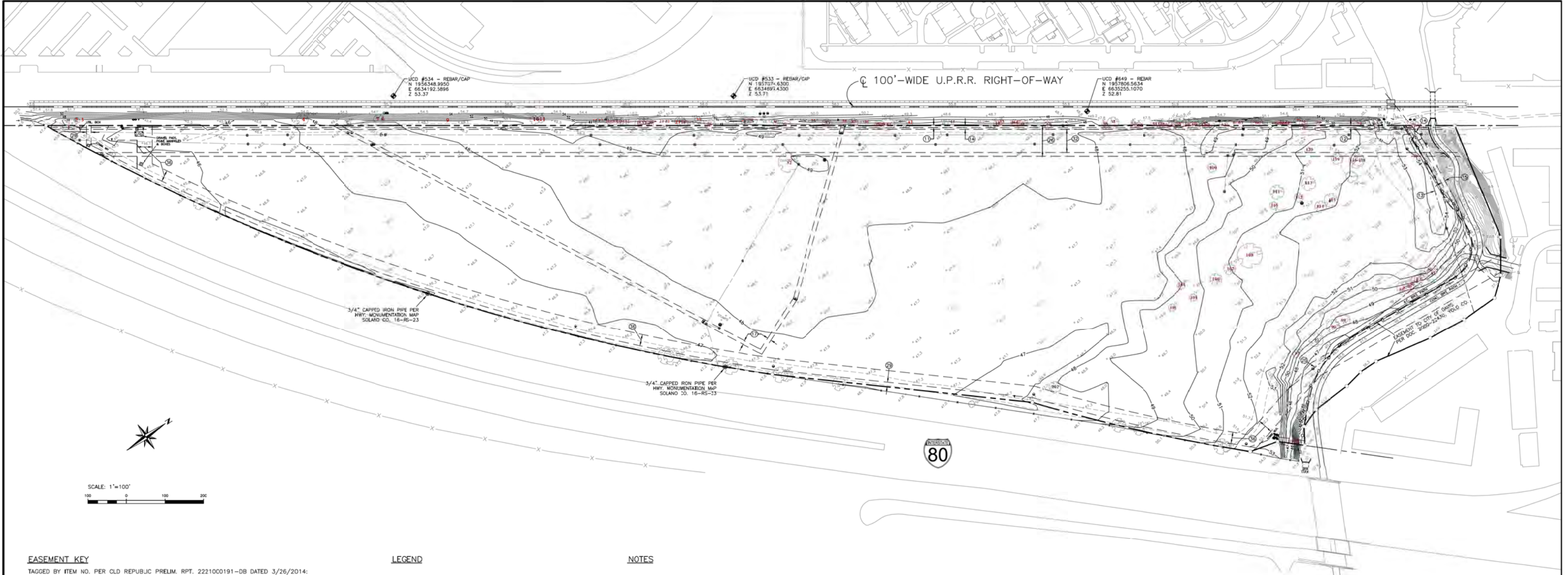
John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Board Certified Master Arborist #863
ISA Qualified Tree Risk Assessor



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

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.





- EASEMENT KEY**
 TAGGED BY ITEM NO. PER OLD REPUBLIC PRELIM. RPT. 22210C0191-DB DATED 3/26/2014:
- ① 5'-WIDE TO P.G. & E. PER 56-O.R.-233, SOLANO COUNTY.
 - ② 5'-WIDE TO P.G. & E. PER 58-O.R.-189, SOLANO COUNTY.
 - ③ TO P.G. & E. PER 180-O.R.-332, SOLANO COUNTY. NO WIDTH SPECIFIED. CENTERLINE LOCATION SHOWN HEREON IS ADJUSTED TO FIT SURVEYED LOCATIONS OF OLD UTILITY POLES AND OVERHEAD LINE.
 - ④ 10' TO P.G. & E. PER '86-O.R.-532, SOLANO COUNTY.
 - ⑤ 10' TO P.G. & E. PER '86-O.R.-534, SOLANO COUNTY. LOCATION SHOWN HEREON IS ADJUSTED TO FIT SURVEYED LOCATIONS OF GAS LINE MARKERS.
 - ⑥ 10' TO P.G. & E. PER 270-O.R.-379, SOLANO COUNTY. LOCATION SHOWN HEREON IS ADJUSTED TO FIT SURVEYED LOCATIONS OF GAS LINE MARKERS.
 - ⑦ EASEMENT TO P.G. & E. PER 284-O.R.-309, SOLANO COUNTY, CANNOT BE LOCATED FROM THE AVAILABLE RECORD.
 - ⑧ EASEMENT TO P.G. & E. PER 284-O.R.-310, SOLANO COUNTY, CANNOT BE LOCATED FROM THE AVAILABLE RECORD.
 - ⑨ TO P.G. & E. PER 388-O.R.-327, SOLANO COUNTY. NO WIDTH SPECIFIED. CENTERLINE LOCATION SHOWN HEREON IS ADJUSTED TO FIT SURVEYED LOCATION OF GAS LINE MARKER.
 - ⑩ EASEMENT TO HAMEL PER 843-O.R.-513, YOLO COUNTY, CANNOT BE LOCATED FROM THE AVAILABLE RECORD.
 - ⑪ 80'-WIDE TO P.G. & E. PER 1861-O.R.-71, SOLANO COUNTY.
 - ⑫ EASEMENT TO NISHI PER 1870-O.R.-83, SOLANO COUNTY, CANNOT BE LOCATED FROM THE AVAILABLE RECORD.
 - ⑬ 12'-WIDE TO J.C. REGENTS PER DOC. 2001-3646, YOLO COUNTY.
 - ⑭ 60'-WIDE TO P.G. & E. PER DOC. 2006-30497, YOLO COUNTY.
 - ⑮ TO NISHI PER DOC. 2005-17421, YOLO COUNTY. AG WELL ACCESS EASEMENT. LOCATION IS NOT SPECIFIED IN DOC.
 - ⑯ TO P.G. & E. PER DOC. 2013-30379, YOLO COUNTY

- LEGEND**
- 50.0 EXISTING SPOT ELEVATION
 - ◆ SURVEY CONTROL POINT
 - CALTRANS SURVEY MONUMENT
 - RIGHT-OF-WAY
 - EASEMENT AS NOTED
 - FENCE LINE (HIGHWAY CHAIN LINK)
 - FENCE LINE (BIKE PATH POST & CABLE)
 - EXISTING TRAVELED WAY (DIRT OR GRAVEL)
 - POWER POLE
 - FIBER OPTIC CABLE MARKER OR RISER
 - UNDERGROUND GAS LINE MARKER
 - GAS VALVE
 - † GAS TEST MARKER
 - BOLLARD
 - WELL
 - TREE WITH TRUNK DIAMETER

- NOTES**
1. SURVEY WAS UNDERTAKEN MARCH 11-18, 2014 USING A COMBINATION OF GPS AND TERRESTRIAL OBSERVATION METHODS, AND IS BASED UPON POINTS IN THE UC DAVIS SURVEY CONTROL NETWORK.
 2. THIS DRAWING IS ON THE STATE PLANE COORDINATE SYSTEM, CA ZONE 2, NAD 83 (2007). COMBINED SCALE FACTOR 0.9999626082.
 3. ELEVATIONS ARE NAVD 83 ORTHOMETRIC HEIGHTS BASED ON THE VALUES SHOWN HEREON FOR UC DAVIS CONTROL POINTS.
 4. PLANIMETRIC FEATURES OUTSIDE OF THE PARCEL BOUNDARY ARE FROM PHOTOGRAMMETRIC MAPPING DATA PROVIDED BY THE UC DAVIS GIS DEPARTMENT.
 5. CONTOURS WITHIN THE HIGH BANKS OF PUTAH CREEK, SHOWN IN GRAYSCALE ALONG THE NORTHWEST BORDER OF THE PROPERTY, WERE PROVIDED BY OTHERS AND ARE SHOWN HEREON FOR EXHIBIT PURPOSES ONLY.



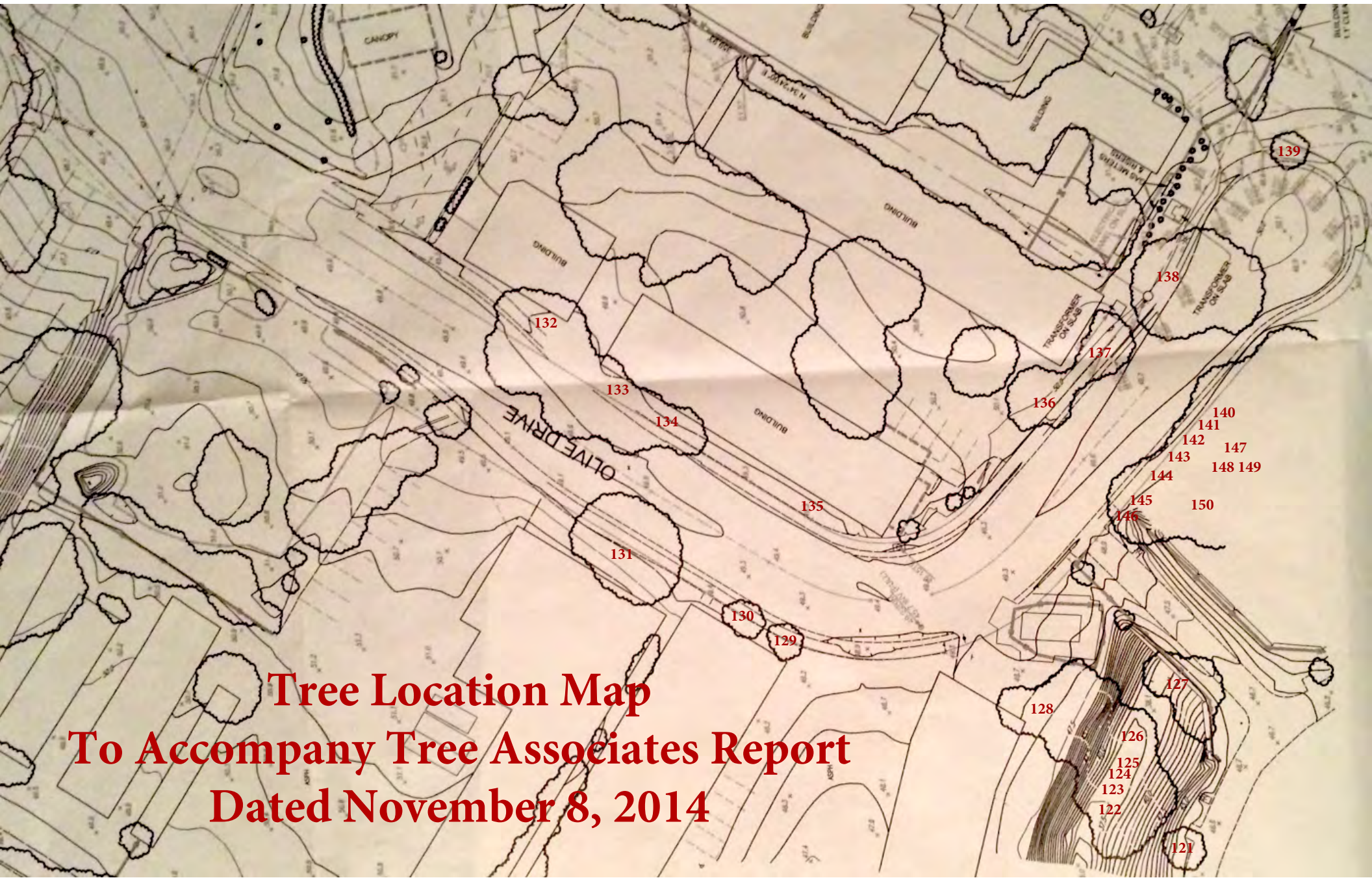
Eddie Lee Moravec, Land Surveyor
 Davis, CA (530) 400-1330
 eddiemoravec@comcast.net

**Tree Location Map
 To Accompany Tree Associates Report
 Dated November 8, 2014**

TOPOGRAPHIC SURVEY MAP
 FOR NISHI GATEWAY LLC
 OF PARCEL DESCRIBED IN DOC. 2012-0036979,
 YOLO COUNTY RECORDS
 WITHIN SECTIONS 15 & 22, T. 8 N., R. 2 E. M.D.M.
 YOLO COUNTY, CALIFORNIA

4/10/2014

ONE SHEET ONLY



Tree Location Map
To Accompany Tree Associates Report
Dated November 8, 2014

Tree Evaluation and Recommendations: Nishi Property

To Accompany
Tree Associates Report
Dated 11/8/2014

Tree #	Species	Diameter	Maximum Dripline Radius	Health Rating	Structural Rating	Comments	Recommendations
1	valley oak (Quercus lobata)	5	9	Good	Fair/Good	Codominant trunks; trunk wounds	Train.
2	common hackberry (Celtis occidentalis)	12@8" adj. 11	16	Fair/Good	Fair	Woolly aphid; multiple trunks; a few branches broken by equipment.	Select leader; supress competing leaders.
3	valley oak (Quercus lobata)	8	13	Good	Fair/Good	Small trunk wound.	Train.
4	valley oak (Quercus lobata)	13,17,19	30	Good	Fair	Large primary limbs with excessive end weight.	Supress large east and north facing primary limbs using reduction cuts.
5	valley oak (Quercus lobata)	9,8	18	Good	Fair	Codominant trunks; large crossing limbs; trunk wound.	Remove south trunk.
6	valley oak (Quercus lobata)	8,7,8,7	18	Good	Poor/Fair	Topped; under high voltage lines; multiple trunks.	
7	valley oak (Quercus lobata)	12,18,10	25	Good	Fair	Primaries with excessive end weight.	Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment.
8	cork oak (Quercus suber)	7	18	Fair/Good	Poor	Large trunk wounds; growing at 45 degree angle; supressed by #7.	Remove tree.
9	valley oak (Quercus lobata)	5	7	Fair/Good	Good	Trunk wounds.	Train.
10	valley oak (Quercus lobata)	20@3', 12 adj. 19,12	21	Fair/Good	Fair	Excessive end weight on 12" trunk and primary limbs.	Use reduction cuts to remove 25% of the foliage/buds on 12" trunk and primary limbs with diameters >= 1/3 trunk diameter at their attachment.

Tree Evaluation and Recommendations: Nishi Property

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Tree #	Species	Diameter	Maximum Dripline Radius	Health Rating	Structural Rating	Comments	Recommendations
11	cork oak (Quercus suber)	17,10	22	Fair/Good	Fair	Excessive end weight on primary limbs.	Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
12	coast live oak (Quercus agrifolia)	5	9	Fair	Fair	Low vigor; suppressed by #11.	Remove tree.
13	valley oak (Quercus lobata)	16,11	22	Fair/Good	Fair/Good	Primaries with slightly excessive end weight.	Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
14	Mount Atlas pistache	8,8	19	Fair/Good	Poor	Codominant trunks with included bark; unbalanced crown; suppressed by #15.	Remove tree.
15	valley oak (Quercus lobata)	20@18" adj. 18	21	Fair/Good	Poor/Fair	Poor structure; codominant trunks.	Remove tree.
16	cork oak (Quercus suber)	11	12	Good	Fair/Good	Codominant trunks.	Train.
17	valley oak (Quercus lobata)	7,6	18	Fair/Good	Poor/Fair	Large primary limb with included bark; bowed trunk; 9' from #16; trunk wound.	Remove tree to benefit #16.
18	cork oak (Quercus suber)	6	14	Fair	Poor/Fair	Significantly bowed; under canopy of #19; low vigor.	Remove tree.
19	valley oak (Quercus lobata)	24	28	Fair/Good	Poor/Fair	Large diameter primary limb with excessive end weight and included bark; side pruned to clear high voltage lines.	Use reduction cuts to remove 35% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.

Tree Evaluation and Recommendations: Nishi Property

To Accompany
Tree Associates Report
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Tree #	Species	Diameter	Maximum Dripline Radius	Health Rating	Structural Rating	Comments	Recommendations
20	valley oak (Quercus lobata)	13,9,16	30	Fair/Good	Poor/Fair	Bowed; unbalanced crown; multiple trunks; under canopy of and 9 feet from #19; side pruned for high voltage line clearance.	Crown reduction to remove 25% of the foliage/buds; repeat regularly.
21	cork oak (Quercus suber)	7	9	Fair/Good	Good		Remove watersprouts at base.
22	Chinese pistache (Pistacia chinensis)	8	12	Fair/Good	Fair	Trunk wounds; codominant trunks.	Train.
23	California black walnut (Juglans hindsii)	16,16	33	Poor/Fair	Poor	Majority of trunk killed by fire.	Remove tree as likelihood of failure is moderate and will increase with time.
24	California black walnut (Juglans hindsii)	13	27	Poor/Fair	Poor/Fair	50% of trunk killed by fire; one of two trunks from base (other previously removed); trunk growing at angle.	Remove tree as likelihood of failure is moderate and will increase with time.
25	valley oak (Quercus lobata)	12	16	Fair	Fair	Primary limbs with excessive end weight and included bark.	Use reduction cuts to remove 30% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
26	valley oak (Quercus lobata)	29@1.5' adj. 28	34	Good	Fair	Side pruned to clear high voltage lines; primaries with excessive end weight.	Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
27	California black walnut (Juglans hindsii)	5,4,5	12	Fair	Poor/Fair	Trunk wounds; codominant trunks with included bark.	Remove north trunk.

Tree Evaluation and Recommendations: Nishi Property

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Tree #	Species	Diameter	Maximum Dripline Radius	Health Rating	Structural Rating	Comments	Recommendations
28	valley oak (Quercus lobata)	11,9,7,6	19	Fair/Good	Poor/Fair	Multiple trunks - will have included bark in future; trunk wounds.	Train to single trunk over time.
29	valley oak (Quercus lobata)	17	21	Fair/Good	Fair	Primary limbs with slightly excessive end weight; trunk wound.	Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment.
30	valley oak (Quercus lobata)	10	15	Good	Fair/Good		
31	valley oak (Quercus lobata)	20,14	29	Good	Fair	Codominant trunks.	Use reduction cuts to suppress east trunk by removing 30% foliage/buds.
32	Eucalyptus sp.	32,18,28,33	42	Fair	Poor	Extensive wounds and decay from '90 freeze; previous trunk failures; multiple trunks from base. Likelihood of failure probable.	Remove tree.
33	valley oak (Quercus lobata)	8,7	14	Good	Fair	Codominant trunks, small trunk wounds.	Train to single trunk.
34	valley oak (Quercus lobata)	6	9	Fair/Good	Fair/Good	Codominant trunks.	Train.
35	valley oak (Quercus lobata)	20	25	Good	Fair	Side pruned to clear high voltage lines; a few primaries with excessive end weight; watersprouts.	Train to single trunk.
36	valley oak (Quercus lobata)	6@4'	7	Fair/Good	Fair	Codominant trunks.	Train.

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Tree #	Species	Diameter	Maximum Dripline Radius	Health Rating	Structural Rating	Comments	Recommendations
37	valley oak (Quercus lobata)	14@3.5'	21	Fair/Good	Fair	Codominant trunks; trunk wounds	Supress north trunk using reduction cuts to remove 25% foliage/buds; repeat.
38	valley oak (Quercus lobata)	6,5	11	Fair	Fair	Codominant trunks; low vigor.	Remove west trunk.
39	valley oak (Quercus lobata)	17	22	Fair/Good	Fair	Unbalanced crown; primary limbs with excessive end weight; small trunk wound.	Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment.
40	valley oak (Quercus lobata)	8	19	Fair	Fair	Supressed; bowed; very close to #39; structure will become problematic with time.	Remove tree.
41	valley oak (Quercus lobata)	15, 23@3' adj. 15,22	35	Good	Fair	Codominant trunks; primary limbs with excessive end weight; trunk wound.	Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment.
42	valley oak (Quercus lobata)	10	12	Fair/Good	Fair	Primaries with slightly excessive end weight.	Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment.
43	valley oak (Quercus lobata)	8	16	Good	Fair	Vigorous primary limbs with included bark.	Train.
44	almond (Prunus dulcis)	14@3' adj. 13	14	Fair	Fair/Good		
45	valley oak (Quercus lobata)	7,7	14	Good	Poor/Fair	Codominant trunks with included bark.	Remove east trunk.
46	cork oak (Quercus suber)	6	15	Fair/Good	Poor/Fair	Bowed; very close to #47; structure will become problematic with time.	Remove tree.

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Tree #	Species	Diameter	Maximum Dripline Radius	Health Rating	Structural Rating	Comments	Recommendations
47	coast live oak (Quercus agrifolia)	9	19	Good	Fair	Codominant trunks.	Remove south trunk.
48	almond (Prunus dulcis)	12,17,6,5	22	Fair/Good	Poor/Fair	Couple of primary limbs with excessive end weight and included bark.	Use reduction cuts to remove 25-35% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment. Remove stems south of main trunk.
49	almond (Prunus dulcis)	11,5,6,7	20	Fair/Good	Poor/Fair	Many leaves eaten by caterpillar; multiple trunked from base; broken limbs; poor structure	Remove tree.
50	almond (Prunus dulcis)	6,6,7,7,7	19	Fair/Good	Fair	Multiple trunks from base.	Crown reduction.
51	California black walnut (Juglans hindsii)	12,11,12	22	Fair	Poor	Majority of inner bark on trunk dead.	Remove tree.
52	almond (Prunus dulcis)	6	12	Fair/Good	Fair		
53	almond (Prunus dulcis)	7,3	14	Fair/Good	Fair		
54	almond (Prunus dulcis)	7,7	13	Fair	Poor/Fair	Small branches broken; two trunks from base; trunk wound.	Remove suckers; crown reduction.
55	almond (Prunus dulcis)	6,7	16	Fair/Good	Poor/Fair	Broken branches; lower limbs removed; unbalanced crown.	Remove tree.
56	almond (Prunus dulcis)	6	14	Fair	Poor	Unbalanced crown; large trunk wounds.	Remove tree.

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Tree #	Species	Diameter	Maximum Dripline Radius	Health Rating	Structural Rating	Comments	Recommendations
57	almond (Prunus dulcis)	7,6,6,4	18	Fair	Poor/Fair	Low vigor; multiple trunks from base; trunk wounds.	Crown reduction.
58	California black walnut (Juglans hindsii)	12	19	Fair/Good	Fair	Codominant trunks.	Train to single trunk.
59	almond (Prunus dulcis)	5,5,6	13	Fair	Poor	Multiple trunks from base; top broken out of one trunk.	Remove tree.
60	valley oak (Quercus lobata)	17	25	Fair/Good	Fair	Codominant trunks; primary limbs with excessive end weight.	Supress south trunk. Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
61	almond (Prunus dulcis)	9	17	Fair/Good	Poor/Fair	Unbalanced crown.	Remove tree.
62	almond (Prunus dulcis)	9	25	Fair/Good	Poor	Unbalanced crown; trunk at low angle.	Remove tree.
63	valley oak (Quercus lobata)	28	30	Fair/Good	Poor	Codominant trunks with included bark; portion of crown topped to clear high voltage lines.	Remove tree.
64	valley oak (Quercus lobata)	6,4,6	14	Fair/Good	Poor/Fair	Trunk wounds; two trunks from ground.	Make 8" diameter cut on east trunk leaving 4" stem.
65	valley oak (Quercus lobata)	5	9	Fair	Fair/Good	Codominant trunks; slight bow.	Train.
66	California black walnut (Juglans hindsii)	13,11	27	Fair/Good	Poor/Fair	Codominant trunks near base with included bark; lower branches removed.	Supress west trunk using reduction cuts.
67	almond (Prunus dulcis)	7,4,5	12	Fair	Poor/Fair	Low vigor; broken branches; multiple trunks from ground.	Supress north trunk.

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68	valley oak (Quercus lobata)	5	10	Fair/Good	Fair/Good		
69	valley oak (Quercus lobata)	7,6	15	Fair/Good	Poor/Fair	Codominant trunks with included bark; trunk wound.	Remove west trunk.
70	Eucalyptus sp.	16	17	Poor	Fair	Codominant trunks; extensive dieback.	Remove tree.
71	coast live oak (Quercus agrifolia)	5	10	Good	Fair	Close to #72; trunk wounds; unbalanced crown.	Remove to benefit #72.
72	coast live oak (Quercus agrifolia)	11	18	Excellent	Fair	Bowed; unbalanced crown; trunk wound.	
73	coast live oak (Quercus agrifolia)	7	10	Excellent	Fair/Good	Codominant trunk; trunk wound.	Train.
74	valley oak (Quercus lobata)	11,15	26	Fair/Good	Fair	Two trunks from base; slightly excessive end weight on primary limbs; small trunk wound; fluxing from trunk base.	Use 6 inch diameter cut to drop crotch east trunk.
75	valley oak (Quercus lobata)	25,16	34	Good	Fair	Side pruned to clear high voltage lines; possible trunk decay; previous limb failures; two trunks from base; primary limbs with excessive end weight; structure will worsen over time unless corrected.	Use reduction cuts to remove 50% of the foliage/buds on west trunk. Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment. Aerial inspect.
76	California black walnut (Juglans hindsii)	14,13,10,12	32	Fair/Good	Poor/Fair	Multiple trunks; primary limbs with excessive end weight; previously topped to clear high voltage lines; lower trunk wound with insect activity.	Use reduction cuts to remove 25% of foliage/buds on W and E facing stems.

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77	California black walnut (Juglans hindsii)	7,7	11	Poor/Fair	Poor/Fair	Multiple trunks; one of three trunks is dead; diebak at top; crossing trunks; under high voltage lines.	Remove tree.
78	valley oak (Quercus lobata)	12,12,7	25	Fair/Good	Poor/Fair	Three trunks from base; under high voltage lines; previous limb failure.	Crown reduction.
79	almond (Prunus dulcis)	6,6@1'	13	Poor	Poor/Fair	Dying.	Remove tree.
80	valley oak (Quercus lobata)	11,7,8	17	Fair/Good	Fair	Slightly low vigor; two trunks from base.	Use reduction cuts to remove 50% of the foliage/buds on west trunk.
81	coast live oak (Quercus agrifolia)	7	15	Fair	Poor/Fair	Bowed; unbalanced crown; suppressed by #81.	Remove tree.
82	coast live oak (Quercus agrifolia)	13@2'	14	Fair/Good	Fair	Primary limbs with excessive end weight.	Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment.
83	valley oak (Quercus lobata)	13@3'	19	Fair/Good	Fair	Codominant with #86; unbalanced crown.	
84	coast live oak (Quercus agrifolia)	6	15	Fair	Poor/Fair	Unbalanced crown; suppressed by surrounding trees; very close to #83.	Remove tree.
85	valley oak (Quercus lobata)	19@3.5	23	Fair/Good	Fair	Codominant trunks.	Use reduction cuts to remove 20-30% of the foliage/buds on north trunk and primary limbs with diameters >= 1/3 trunk diameter at their attachment.

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86	valley oak (Quercus lobata)	16,9	25	Fair/Good	Fair/Good	Slightly excessive end weight on primary limbs.	Use reduction cuts to remove 15-20% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
87	valley oak (Quercus lobata)	13,15,12,15	35	Fair/Good	Fair	Multiple trunks; primary limbs with excessive end weight.	Use reduction cuts to remove 50% of the foliage/buds on south trunk. Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
88	valley oak (Quercus lobata)	6,5	10	Fair	Fair	Large primary limbs; oak pit scale.	Use reduction cuts to remove 20-30% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
89	valley oak (Quercus lobata)	24,19	33	Fair/Good	Fair	Codominant trunks; primary limbs with excessive end weight.	Use reduction cuts to remove 30% of the foliage/buds on northeast trunk. Use reduction cuts to remove 20-25% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
90	valley oak (Quercus lobata)	22	29	Fair/Good	Fair	Excessive end weight on primary limbs.	Use reduction cuts to remove 20-25% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.

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91	valley oak (Quercus lobata)	18@2'	24	Poor/Fair	Fair	Broken limbs; poor vigor; small trunk wound.	
92	valley oak (Quercus lobata)	18@3'	21	Fair	Fair	Codominant trunks; low vigor.	Use reduction cuts to remove 20% of the foliage/buds on south trunk. Repeat.
93	valley oak (Quercus lobata)	16	20	Fair/Good	Fair	Trunk wound with decay southeast side trunk; codominant trunks; primary limbs with slightly excessive end weight.	Conduct risk assessment including root crown examination and decay detection.
94	valley oak (Quercus lobata)	25	25	Fair	Poor	Large trunk wound; low vigor; thin canopy.	Conduct risk assessment including root crown examination.
95	California black walnut (Juglans hindsii)	12	25	Fair	Poor	Main trunk died; very large trunk wound; dieback.	Remove tree.
96	California black walnut (Juglans hindsii)	9,7,4,2	13	Fair/Good	Poor	Multiple trunks; large trunk wounds.	Remove tree.
97	common hackberry (Celtis occidentalis)	14,9,15,10	45	Fair	Poor	Multiple trunks from base; poor attachments between trunks; excessive weight on trunks.	Remove tree.
98	common hackberry (Celtis occidentalis)	14	30	Fair	Poor	Appears to be suckers resulting from stump of cut trunk.	Remove tree.
99	common hackberry (Celtis occidentalis)	6	33	Fair	Poor	Extreme bow; supressed.	Remove tree.
100	common hackberry (Celtis occidentalis)	8	24	Fair/Good	Fair/Good	Slightly unbalanced crown.	

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101	common hackberry (Celtis occidentalis)	9,9	25	Fair/Good	Poor/Fair	Codominant trunk with included bark; covered with poison oak.	Dropcrotch west trunk to low lateral.
102	valley oak (Quercus lobata)	29@3'	36	Fair/Good	Fair	Primary limbs with excessive end weight.	Use reduction cuts to remove 20-30% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment. Crown clean.
103	cork oak (Quercus suber)	14	15	Fair	Fair/Good	Codominant trunks; slightly low vigor.	
104	valley oak (Quercus lobata)	14	20	Fair/Good	Fair	Fill on one side of trunk; codominant trunks.	Conduct risk assessment including root crown examination. Select leader, suppress other trunks. Use reduction cuts to remove 20-30% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
105	London plane (Platanus X acerifolia)	32@1' adj. 31	29	Poor	Poor	Trunk wound; hollow trunk with bee hive; extensive dieback to 8" diameter; very poor health.	Remove tree.
106	coast live oak (Quercus agrifolia)	17,22	30	Good	Poor	Codominant trunks with included bark; primary limbs with excessive end weight and poor attachments.	Use reduction cuts to remove 50% of the foliage on northeast trunk. Use reduction cuts to remove 20-30% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.

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107	valley oak (Quercus lobata)	23	34	Good	Fair	Codominant trunks; primary limbs with excessive end weight.	Cable trunks (triangle). Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
108	valley oak (Quercus lobata)	69@3.5'	49	Fair/Good	Fair	Previous large limb failures; primary limbs with excessive end weight; bird nesting holes; small trunk wound.	Conduct risk assessment including root crown examination and aerial assessment. Use reduction cuts to remove 20% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
109	valley oak (Quercus lobata)	21,11	25	Fair/Good	Fair	Primary limbs with excessive end weight.	Use reduction cuts to remove 20% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
110	olive (Olea europea)	6,8,10	19	Fair	Fair	Slightly thin, south side; trunk wound; multiple trunks.	
111	siberian elm (Ulmus pumila)	29	37	Fair/Good	Poor/Fair	Previous limb failures; excessive end weight on primary limbs; dieback; root wounds.	Risk Assessment including aerial inspection. Use reduction cuts to remove 25-40% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment. Crown clean.
112	olive (Olea europea)	16	17	Fair	Poor	Trunk wounds; hollow butt; previous limb failures; cracked primary facing west.	Remove tree.
113	cork oak (Quercus suber)	36@2.5' adj. 34	31	Good	Fair/Good	Codominant trunks.	

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114	valley oak (Quercus lobata)	20	28	Fair/Good	Fair	Primary limbs with excessive end weight.	Use reduction cuts to remove 20% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
115	valley oak (Quercus lobata)	22	28	Fair/Good	Fair/Good	Slightly thin crown; primary limbs with excessive end weight; old trunk wound.	Use reduction cuts to remove 15-20% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
116	valley oak (Quercus lobata)	21,20	33	Fair/Good	Fair	Codominant trunks.	Suppress northeast facing trunk using reduction cuts to remove 35% of its foliage/buds. Use reduction cuts to remove 20-25% of the foliage/buds on primary limbs with diameters \geq 1/3 trunk diameter at their attachment.
117	valley oak (Quercus lobata)	17	29	Fair/Good	Poor/Fair	Bowed trunk; trunk adjacent to #116	Crown reduction using reduction cuts to remove 35% of the foliage/buds. Maintain size of crown.
118	valley oak (Quercus lobata)	10	24	Fair	Poor	Adjacent to #116,117; bowed.	Remove tree.
119	English walnut (Juglans regia)	13,11,12	26	Poor/Fair	Fair	Dieback; low vigor; multiple trunks; broken lower limbs; limb failure.	Remove tree.
120	olive (Olea europea)	10,8,7	17	Fair/Good	Poor/Fair	Topped; under high voltage lines; poor structure.	
121	California sycamore (Platanus racemosa)	7	12	Fair	Fair	Almost completely girdled by wound; will decline.	Remove tree.

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122	California black walnut (Juglans hindsii)	9	16	Fair	Poor/Fair	Unbalanced crown; supressed by 124; low vigor.	Remove tree or keep crown small through regular crown reduction.
123	California black walnut (Juglans hindsii)	6	8	Poor	Poor	Unbalanced crown; supressed by 124; very low vigor.	Remove tree.
124	coast live oak (Quercus agrifolia)	16,11	24	Fair/Good	Poor	Trunk and primary limb cracked; trunk touches #125.	Remove tree.
125	cork oak (Quercus suber)	12,13	22	Fair/Good	Poor	Trunk touches #124; codominant trunks; unbalanced crown; poor root structure.	Remove tree.
126	coast live oak (Quercus agrifolia)	12	20	Good	Poor/Fair	One of two trunks from base was removed; structure will worsen with time.	Remove tree or reduce crown 50% and keep crown small through regular crown reduction.
127	cottonwood (Populus fremontii)	29@2' adj. 27	25	Poor/Fair	Poor	Dieback to 7" diameter; low vigor; slightly excessive end weight on primary limbs; mistletoe.	Crown clean.
128	tree of heaven (Ailanthus altissima)	15,12	24	Fair/Good	Poor/Fair	Codominant trunks with poor attachment; trunk wound.	Use reduction cuts to remove 50% of the foliage/buds on southwest trunk.
129	crepe myrtle (Lagerstroemia indica)	6	10	Fair/Good	Fair/Good	Suckers at base.	Remove suckers.
130	crepe myrtle (Lagerstroemia indica)	6	8	Fair/Good	Fair/Good		

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131	Chinese hackberry (Celtis sinensis)	22	28	Poor/Fair	Poor	Two very large roots cut on sidewalk next to trunk; deadwood to 6" diameter; low vigor; primary limbs with excessive end weight.	Conduct risk assessment including root crown examination. Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment.
132	tree of heaven (Ailanthus altissima)	13,21,14	27	Fair/Good	Fair	Multiple trunks.	
133	cork oak (Quercus suber)	31	38	Good	Fair	Restricted root space; unbalanced crown; primary limbs with slightly excessive end weight.	
134	Chinese tallow (Sapium sebiferum)	9	13	Fair/Good	Fair/Good		
135	Chinese tallow (Sapium sebiferum)	12	13	Fair/Good	Fair	Could not see base of trunk due to thick groundcover; primary limbs with slightly excessive end weight; twig and branch dieback.	
136	callery pear (Pyrus calleryana)	20@2.5' adj. 19	22	Poor/Fair	Poor	Topped; under high voltage lines; fireblight.	
137	callery pear (Pyrus calleryana)	18@3' adj. 17	21	Poor/Fair	Poor	Topped; under high voltage lines; fireblight.	
138	valley oak (Quercus lobata)	41	45	Fair/Good	Fair	Side pruned to clear high voltage lines; primaries with excessive end weight; roots cut long ago for roadway; deadwood.	Use reduction cuts to remove 25% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment. Crown clean.

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139	valley oak (Quercus lobata)	5	12	Fair/Good	Poor/Fair		Train.
140	valley oak (Quercus lobata)	13	23	Fair/Good	Poor/Fair	Heavily bowed trunk; unbalanced crown.	Remove tree or keep crown small through regular crown reduction.
141	valley oak (Quercus lobata)	9,5	23	Fair	Fair	Codominant with #142; large diameter primary limbs.	Train.
142	valley oak (Quercus lobata)	21@2.5' adj. 20	28	Fair/Good	Fair	Codominant trunks; primary limbs with slightly excessive end weight.	
143	valley oak (Quercus lobata)	13	21	Fair/Good	Fair	Bowed trunk; unbalanced crown.	
144	valley oak (Quercus lobata)	11	17	Fair	Fair	Slightly low vigor; codominant trunks.	Train.
145	valley oak (Quercus lobata)	10,13	17	Fair	Poor	Trunk wound with decay at attachment of large primary limb over street.	Remove tree.
146	valley oak (Quercus lobata)	7	14	Fair/Good	Poor	Adjacent to and suppressed by #145.	Remove tree.
147	red willow (Salix laevigata)	5,3	20	Poor/Fair	Poor	Trunk previously fell; lateral limbs make up trunks; trunk hollow; twig dieback.	Ensure no target below tree or remove tree.
148	valley oak (Quercus lobata)	7	11	Fair/Good	Fair	Slightly suppressed by adjacent oak.	
149	red willow (Salix laevigata)	10,2	24	Fair	Poor	Trunk previously fell; lateral limbs make up trunks; trunk hollow; twig dieback.	Ensure no target below tree or remove tree.
150	box elder (Acer negundo)	5,7,5,8	21	Poor/Fair	Poor	Trunks wounds and decay; drought stress, twig dieback; mistletoe.	Ensure no target below tree or reduce crown to clear target or remove tree.