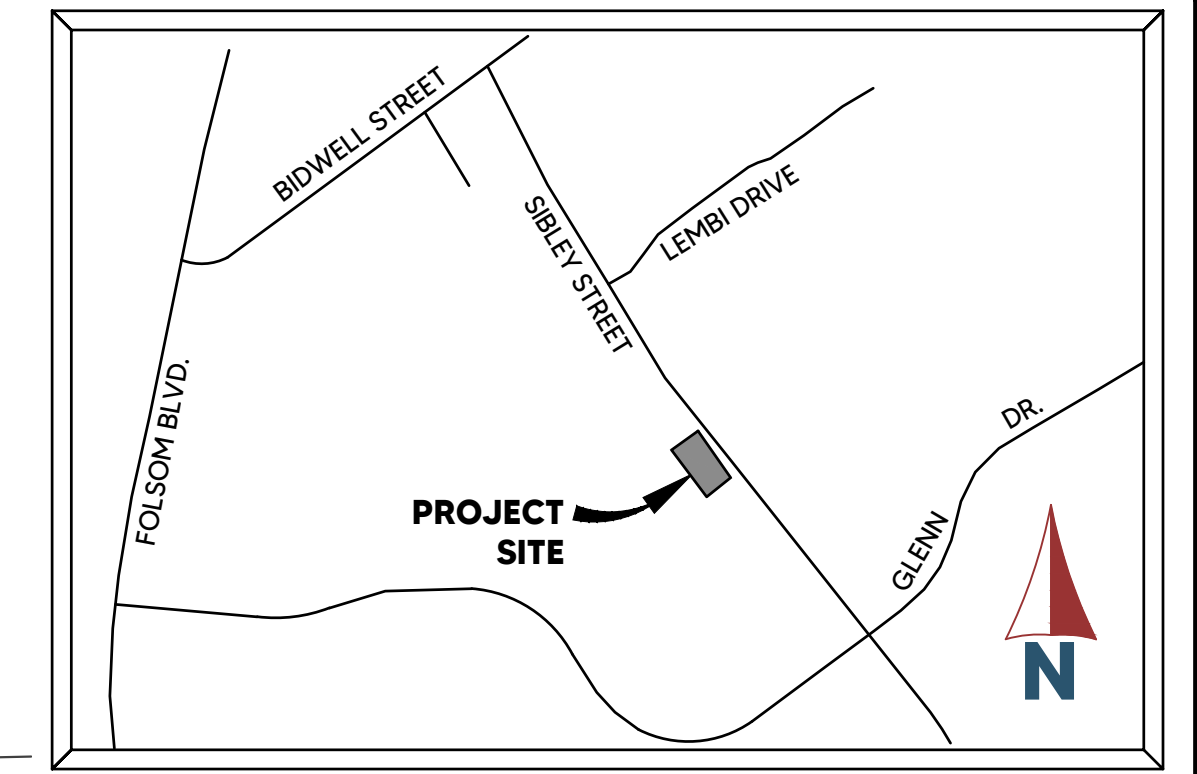


VESTING TENTATIVE SUBDIVISION MAP

1014 SIBLEY STREET FOLSOM, CA 95630 APN: 071-0200-056



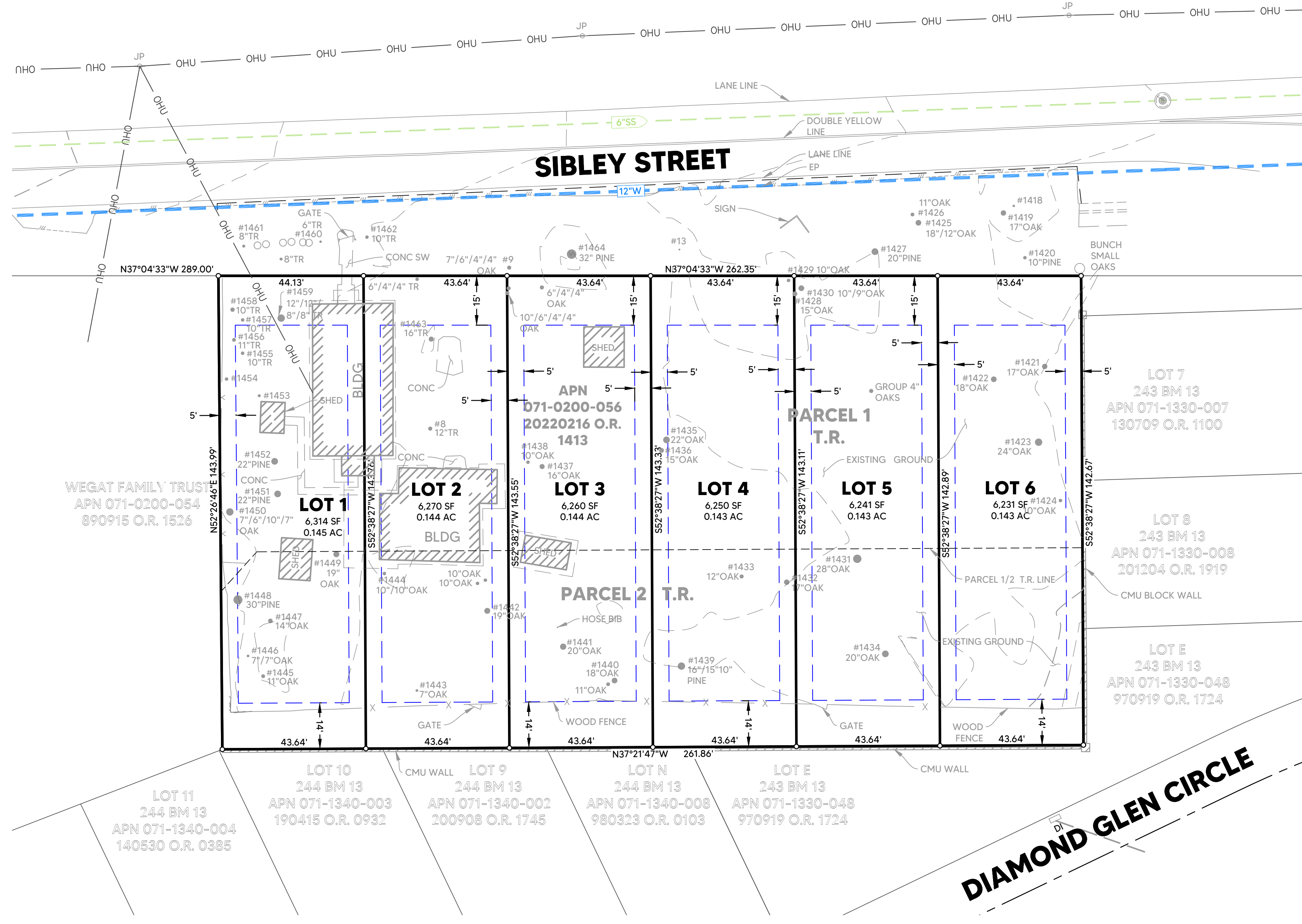
REVISION	DATE	BY	APPROV

LEGEND

EXISTING	DESCRIPTION
(Solid line)	PROPERTY LINE
(Dashed line)	ADJACENT PROPERTY LINE
(Dotted line)	EASEMENT (NO EXISTING EASEMENTS LISTED ON T.R.)
(Dash-dot line)	PARCEL LINES IN TITLE REPORT
(Thin solid line)	CENTERLINE
(Dashed line with offset)	SETBACK LINE
(Circle with center dot)	DIMENSION POINT (BOUNDARY LINE)
(Hatched area)	SW, CURB & GUTTER
(Dashed line with 'EP')	EP
(Line with 'SD')	STORM DRAIN
(Line with 'SS')	SANITARY SEWER
(Line with 'W')	WATER
(Line with 'OHU')	OVERHEAD UTILITY
(Circle with 'SDMH')	SDMH
(Circle with 'DI')	DRAIN INLET
(Circle with 'SSMH')	SSMH
(Circle with 'WV')	WATER VALVE
(Circle with 'U')	UTILITY POLE
(Line with 'X')	FENCE
(Thick solid line)	BLOCK WALL
(Dashed line with 'I')	INDEX CONTOUR
(Dashed line with 'C')	INTERMEDIATE CONTOURS
(Circle with 'T')	TREE & DRIP
(Triangle with '100.00')	CONTROL POINT
(Cross with '157.01 AC')	SPOT ELEVATION (ASPHALT CONCRETE)
(Hatched area)	BUILDING

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BCR	BEGIN CURVE RETURN
BLDG	BUILDING
CONC	CONCRETE
C&G	CURB & GUTTER
CG&S	CURB, GUTTER & SIDEWALK
CL	CENTERLINE
DI	DRAIN / DROP INLET
(E)	EXISTING
EP	EDGE OF PAVEMENT
INV	INVERT
I.E.	INVERT ELEVATION
JP	JOINT POLE
MH	MAINTENANCE HOLE
NE	NORTHEAST
NW	NORTHWEST
OHU	OVERHEAD UTILITIES
PL	PROPERTY LINE
SDMH	STORM DRAIN MANHOLE
SD	STORM DRAIN
SE	SOUTHEAST
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK OR SOUTHWEST
T.R.	TITLE REPORT
W	WATER
WV	WATER VALVE
VIF	VERIFY-IN-FIELD



SHEET INDEX:

1 OF 4	TSM	TENTATIVE SUBDIVISION MAP
2 OF 4	C1	PRELIMINARY SITE PLAN
3 OF 4	C2	PRELIMINARY GRADING PLAN
4 OF 4	C3	PRELIMINARY UTILITY PLAN

TOPOGRAPHIC & BOUNDARY SURVEY:

LODESTAR ENGINEERING AND SURVEYING, INC.
FIELD SURVEY DATED: 4-05 AND 4-06-2022

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE ORIGINAL SUBDIVISION MAP ENTITLED "SUNCOUNTRY FOLSOM UNIT NO. 1" FILED IN BOOK 243 OF SUBDIVISIONS, AT PAGE 13, AND THE FOUND MONUMENTS THEREON. BASIS OF BEARING FROM SAID RECORDED MAP IS THE SOUTHWESTERLY LINE OF SIBLEY STREET FROM FOUND 1" STEEL PIN SOUTHEASTERLY, SAID BEARING BEING N 37°04'33" W.

BENCHMARK:

CITY OF FOLSOM BENCHMARK B.M. 18
ELEV SURVEYED = 219.46 (NAVD 88)
ELEV, PUBLISHED = 21708 (NO DATUM LISTED)

CONTROL POINT ELEVATIONS SHOWN HEREON ARE BASED UPON THE CALIFORNIA SURVEYING AND DRAFTING SUPPLY VSN CONTROL NETWORK, WHICH IS ON THE NAVD 88 VERTICAL DATUM.

JURISDICTION:

CITY OF FOLSOM

ZONING FOR ALL PARCELS:

R-4 GENERAL APARTMENT DISTRICT
R-M RESIDENTIAL, MULTI FAMILY DWELLING DISTRICT

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". REDUCED FLOOD ZONE DUE TO LEVEE. AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06067C0116H DATED: 08-16-2012

TITLE REPORT:

OLD REPUBLIC TITLE COMPANY
POLICY NUMBER A04286-FTYA-203812

PROPERTY OWNER / DEVELOPER:

FRANK ALBANESE
(916) 939-6561
LUIS OCON
(650) 520-6226

NOTICE TO CONTRACTOR - ORDER OF WORK:

PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POT-HOLING AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT LODESTAR ENGINEERING AND SURVEYING, INC. IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. LODESTAR ENGINEERING AND SURVEYING, INC. WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CHECK	NO	BY	DATE
DESIGN			
DRAWN			
QUANT.			



LODESTAR

FRANK ALBANESE
LUIS OCON
1014 SIBLEY STREET
FOLSOM, CA 95630

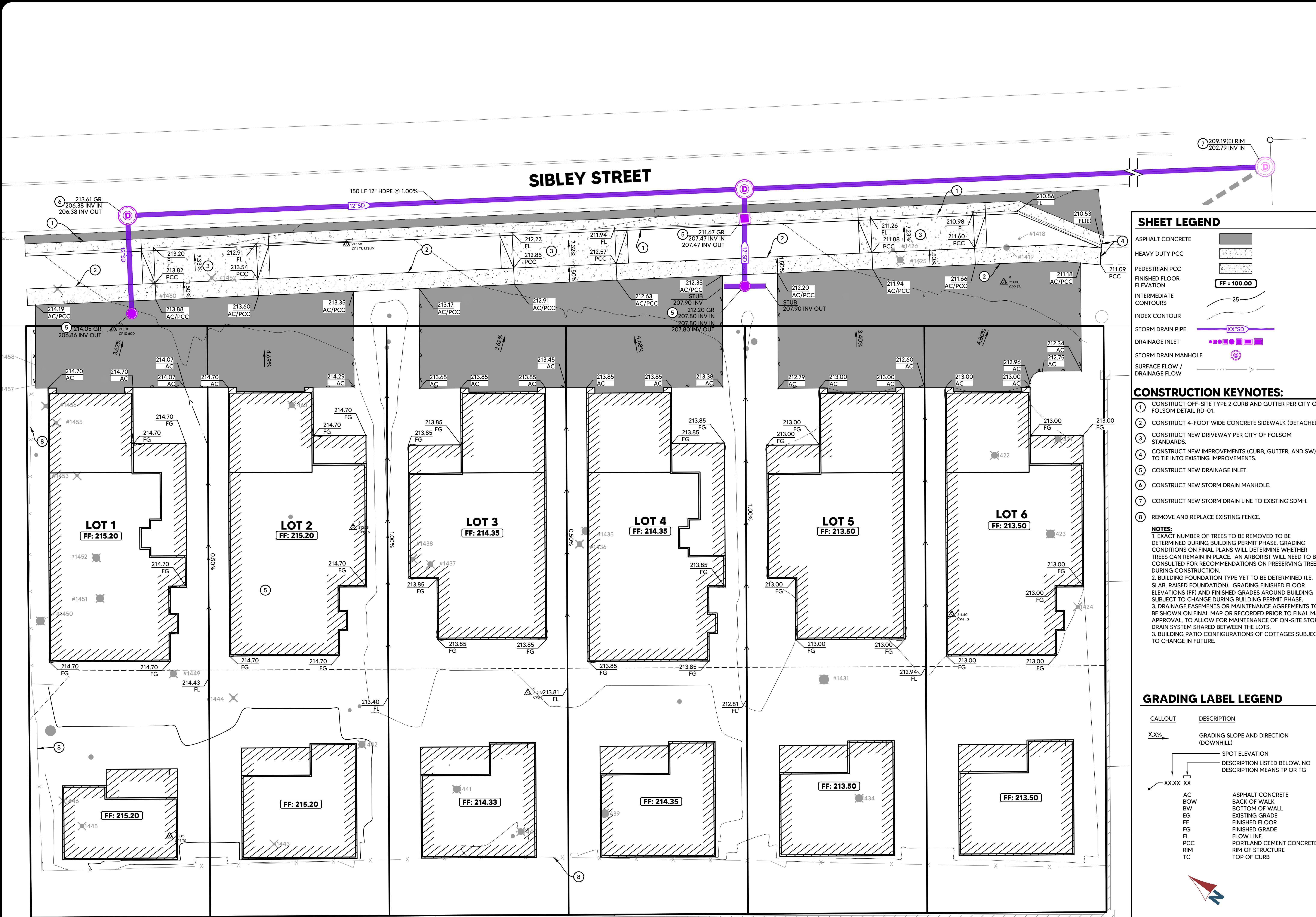
1014 SIBLEY STREET
FOLSOM, CA 95630
APN 071-0200-056
VESTING TENTATIVE
SUBDIVISION MAP

Sheet
TSM
1 of 4
6/8/2023

L:\PROJECTS\2022\22-007 1014 Sibley Street Folsom, Subdivision\CAD\1_TENTATIVE SUBDIVISION\MAP.dwg Jun 08, 2023 11:38 am

PROJECT #22-007 - 1014 SIBLEY STREET, FOLSOM, CA 95630

SIBLEY STREET



SHEET LEGEND

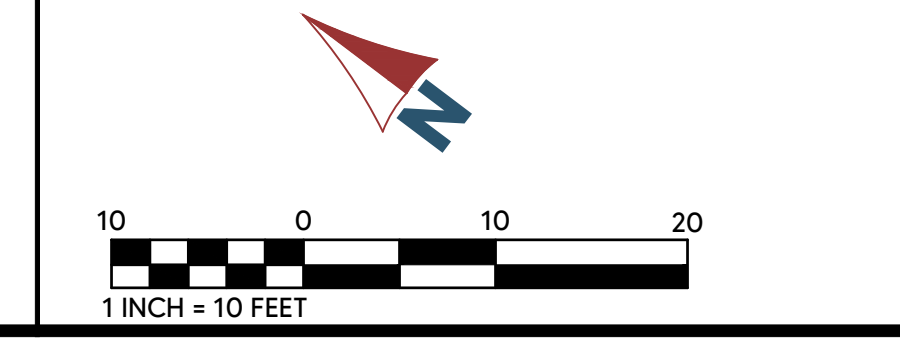
ASPHALT CONCRETE	
HEAVY DUTY PCC	
PEDESTRIAN PCC	
FINISHED FLOOR ELEVATION	FF = 100.00
INTERMEDIATE CONTOURS	25
INDEX CONTOUR	
STORM DRAIN PIPE	XX'SD
DRAINAGE INLET	
STORM DRAIN MANHOLE	
SURFACE FLOW / DRAINAGE FLOW	

- ### CONSTRUCTION KEYNOTES:
- CONSTRUCT OFF-SITE TYPE 2 CURB AND GUTTER PER CITY OF FOLSOM DETAIL RD-01.
 - CONSTRUCT 4-FOOT WIDE CONCRETE SIDEWALK (DETACHED).
 - CONSTRUCT NEW DRIVEWAY PER CITY OF FOLSOM STANDARDS.
 - CONSTRUCT NEW IMPROVEMENTS (CURB, GUTTER, AND SW) TO TIE INTO EXISTING IMPROVEMENTS.
 - CONSTRUCT NEW DRAINAGE INLET.
 - CONSTRUCT NEW STORM DRAIN MANHOLE.
 - CONSTRUCT NEW STORM DRAIN LINE TO EXISTING SDMH.
 - REMOVE AND REPLACE EXISTING FENCE.

NOTES:
 1. EXACT NUMBER OF TREES TO BE REMOVED TO BE DETERMINED DURING BUILDING PERMIT PHASE. GRADING CONDITIONS ON FINAL PLANS WILL DETERMINE WHETHER TREES CAN REMAIN IN PLACE. AN ARBORIST WILL NEED TO BE CONSULTED FOR RECOMMENDATIONS ON PRESERVING TREES DURING CONSTRUCTION.
 2. BUILDING FOUNDATION TYPE YET TO BE DETERMINED (I.E. SLAB, RAISED FOUNDATION). GRADING FINISHED FLOOR ELEVATIONS (FF) AND FINISHED GRADES AROUND BUILDING SUBJECT TO CHANGE DURING BUILDING PERMIT PHASE.
 3. DRAINAGE EASEMENTS OR MAINTENANCE AGREEMENTS TO BE SHOWN ON FINAL MAP OR RECORDED PRIOR TO FINAL MAP APPROVAL. TO ALLOW FOR MAINTENANCE OF ON-SITE STORM DRAIN SYSTEM SHARED BETWEEN THE LOTS.
 3. BUILDING PATIO CONFIGURATIONS OF COTTAGES SUBJECT TO CHANGE IN FUTURE.

GRADING LABEL LEGEND

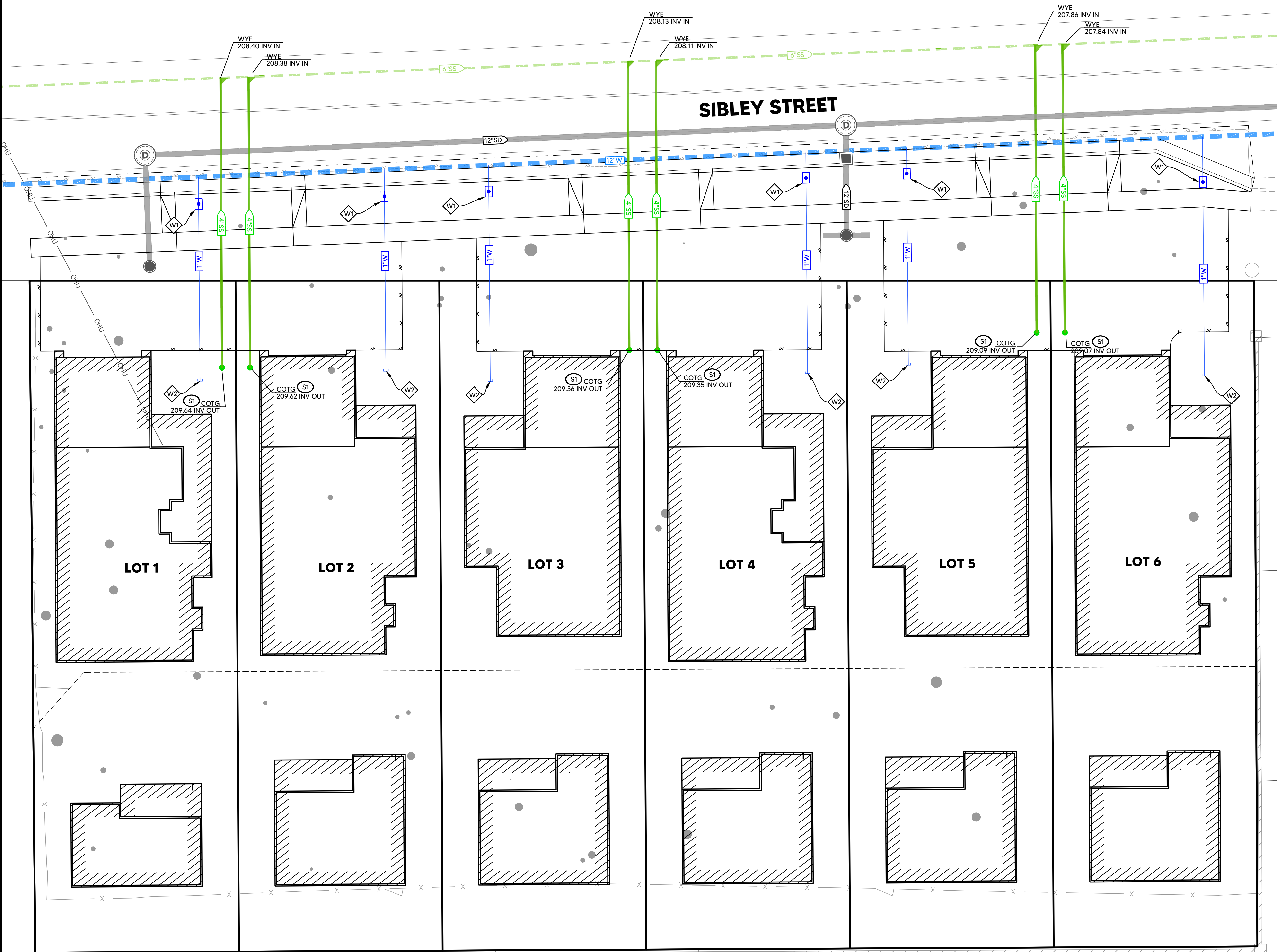
CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
AC	ASPHALT CONCRETE
BOW	BACK OF WALK
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FG	FINISHED GRADE
FL	FLOW LINE
PCC	PORTLAND CEMENT CONCRETE
RIM	RIM OF STRUCTURE
TC	TOP OF CURB



APPROVED									
REVISION	DATE	BY	CHECK	NO.	DATE	BY	CHECK	NO.	DATE
DESIGN	DRAWN	QUANT.	DESIGN	DRAWN	QUANT.	DESIGN	DRAWN	QUANT.	DESIGN
ORIGINAL SCALE IS IN INCHES									
FRANK ALBANESE LUIS OCON 1014 SIBLEY STREET FOLSOM, CA 95630									
1014 SIBLEY STREET FOLSOM, CA 95630 APN 071-0200-056 PRELIMINARY GRADING & DRAINAGE PLAN									
Sheet 3 of 4 PROJECT #22-007 - 1014 SIBLEY STREET, FOLSOM, CA 95630 6/8/2023									

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SHEET LEGEND

	STORM DRAIN
	SANITARY SEWER
	WATER
	SSMH
	COTG (SS)
	WATER METER (WM)
	BACKFLOW PREVENTER / RP DEVICE (RP)

SANITARY SEWER KEYNOTES:

(S1) CONSTRUCT 4" SANITARY SEWER (SS) SERVICE LATERAL PER CITY OF FOLSOM STANDARDS. CONSTRUCT CLEANOUT-TO-GRADE (COTG) 5 FEET FROM NEW BUILDING.

WATER KEYNOTES:

(W1) CONSTRUCT 1" DOMESTIC WATER SERVICE WITH 1" WATER METER PER CITY OF FOLSOM STANDARDS.

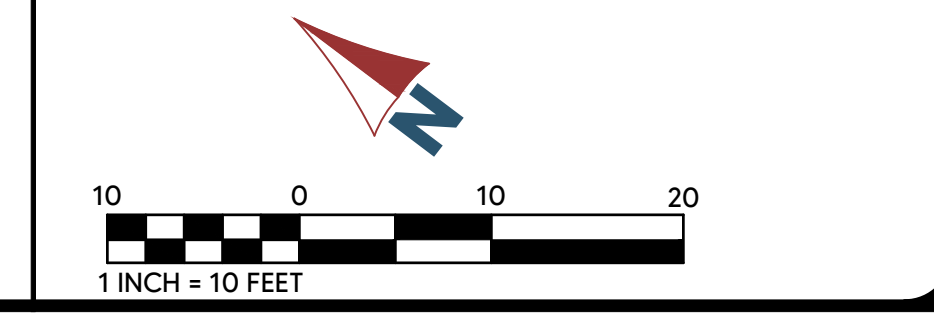
(W2) DOMESTIC WATER POINT OF CONNECTION (P.O.C.).

NO.	REVISION	DATE	BY	APPROVED



FRANK ALBANESE
LUIS OCON
 1014 SIBLEY STREET
 FOLSOM, CA 95630

1014 SIBLEY STREET
 FOLSOM, CA 95630
 APN 071-0200-056
PRELIMINARY UTILITY PLAN



PROJECT #22-007 - 1014 SIBLEY STREET, FOLSOM, CA 95630



California Tree and Landscape Consulting, Inc.

PRELIMINARY ARBORIST REPORT & TREE INVENTORY

May 25, 2022



RE: 1014 Sibley Street, APN #071-0200-056-0000, City of Folsom jurisdiction, California

Executive Summary:

[Redacted] on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site for purposes of providing preliminary information for planning the development of the parcel. The property is located at 1014 Sibley Street and falls within the jurisdiction of the City of Folsom, California. See Supporting Information Appendix 1 –Tree Location Map.

Tyler Thomson, ISA Certified Arborist #WE-WE12751A, was on site May 10, 2022 to provide species identification, measurements of diameter and canopy, field condition notes and arborist ratings. A total of 49 trees were included in the survey, of which, 35 are protected according to the City of Folsom Tree Preservation ordinance.

Tree Species	Trees Inventoried	Trees on the Site ¹	Protected Trees		Development Impacts
Blue Oak, <i>Quercus douglasii</i>	2	2	2	Private Property, Protected by Species	TBD
Canary Island Pine, <i>Pinus canariensis</i>	1	1	1	Within the Street ROW ²	TBD
Glossy Privet, <i>Ligustrum sp.</i>	9	9	2	Within the Street ROW	TBD
Grey Pine, <i>Pinus sabiniana</i>	1	1	1	Within the Street ROW	TBD
Incense Cedar, <i>Calocedrus decurrens</i>	2	2	1	Within the Street ROW	TBD
Interior Live Oak, <i>Quercus wislizenii</i>	21	21	21	Private Property, Protected by Species & within the Street ROW	TBD
Italian Stone Pine, <i>Pinus pinea</i>	2	2	0		TBD
Ponderosa Pine, <i>Pinus ponderosa</i>	1	1	0		TBD
Valley Oak, <i>Quercus lobata</i>	5	5	0		TBD
Misc Orchard Species	5	5	2	Within the Street ROW	TBD
Total	49	49	35		

¹ CalTLC is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

² The Right of Way is not clearly defined. The City provided that the ROW extends 12.5' from the back of the sidewalk on the south side and 18' from the edge of pavement on the north side. A licensed surveyor should locate the ROW and any trees within the ROW for accuracy.



SOZ PAGE 9

METHODS

Appendix 2 in this report is the detailed inventory of the trees. The following terms will further explain our methods and findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the DBH for all trees. A Stanley laser distance meter was used to measure distances and/or pacing was used to estimate canopy measurements. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes or other trees.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree. Sometimes also includes a virtual tag # (such as 1 – 100) for verification of unprotected foliage on the aerial map.
Old Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Measured at	Height above average ground level where the measurement of DBH was taken
Canopy radius	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement can further define a protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development.

Protected Root Zone The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

Arborist Rating Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	5	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good	4	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	3	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Poor	2	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Hazardous	1	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	0	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.



DISCUSSION

Trees need to be protected from normal construction practices if they are to remain on the site and are expected to survive long term. While construction damage in the root zone is often the death of a tree, the time from when the damage occurs to when the symptoms begin and/or the tree dies can be years. Our recommendations are based on experience and the local ordinance requirements to enhance tree longevity. It requires the calculated root zone must remain intact as an underground ecosystem despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences to tree health. The Tree Preservation Requirements and General Development Guidelines should be incorporated into the site plans and enforced onsite. The project arborist should be included in the development team during construction to provide expertise and make additional recommendations if additional impacts occur or tree response is poor.

RECOMMENTATIONS: SUMMARY OF TREE PROTECTION MEASURES

Report Prepared by:



Nicole Harrison

Registered Consulting Arborist #719

ISA Certified Arborist #WC-6500AM, TRAQ

American Society of Consulting Arborists

Appendix 1 – Tree Location Map

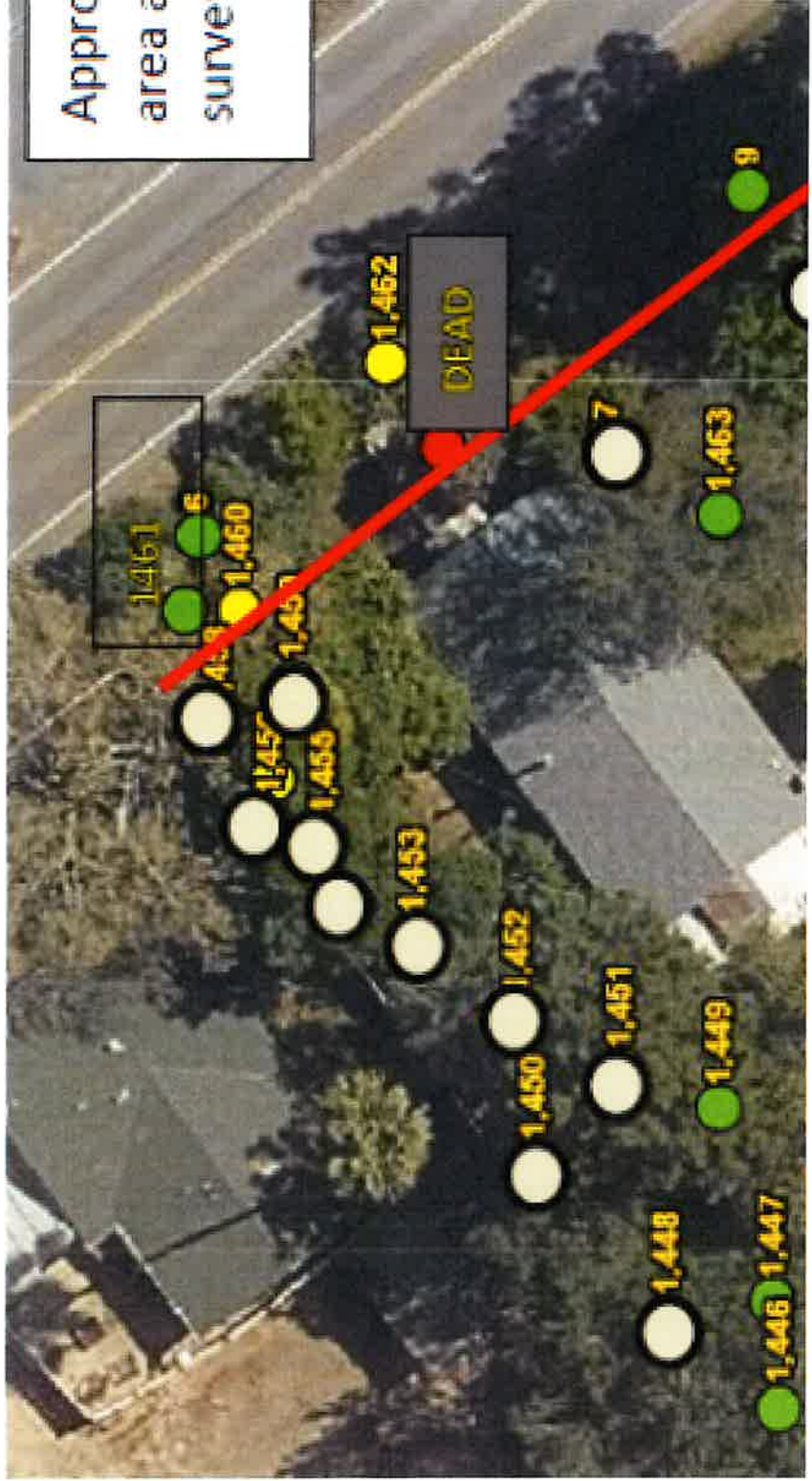
Appendix 2 – Tree Data

Appendix 3 – General Development Guidelines

Appendix 4 – Site Photographs

Bibliography

- International Society of Arboriculture. (2015). *Glossary of Arboricultural Terms*. Champaign: International Society of Arboriculture.
- L.R., C. (2003). *Reducing Infrastructure Damage by Tree Roots*. Porterville: International Society of Arboriculture.
- Matheny, J. C. (1994). *Evaluation of Hazard Trees in Urban Areas, Second Edition*. Champaign: International Society of Arboriculture.
- Menzer, K. (2008). *Consulting Arborist Report*.
- Smiley. (2008). *Managing Trees During Construction, Best Management Practices*. Champaign: International Society of Arboriculture.
- Stamen, R. (1997). *California Arboriculture Law*. Riverside: Law Offices of Randall S. Stamen.
- Tree Care Industry Association. (2017). *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning)*. Londonderry: Tree Care Industry Association.
- Urban, J. (2008). *Up by the Roots*. Champaign: International Society of Arboriculture.



**APPENDIX 2
TREE INFORMATION DATA**

Field Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	Multi-Stems	Measured at (in.)	Canopy Radius	Arborist Rating	Dvlpmt Status	Field Notes
9	Street?		Glossy Privet	Ligustrum lucidum		5, 5, 4	54	11	3 Fair - Minor Problems	TBD	multi stem at 1'. good vigor.
13	Street?		Valley Oak	Quercus lobata	4		54	8	3 Fair - Minor Problems	TBD	small diameter Valley Oak. good structure and vigor.
1418	Street?		Interior Live Oak	Quercus wislizeni	5.5		54	16	2 Major Structure or Health Problems	TBD	fair base, young sprouts present. heavy lean east. towards road, poor structure. fair vigor.
1419	Street?		Interior Live Oak	Quercus wislizeni	15.5		54	20	3 Fair - Minor Problems	TBD	good base and flare. small low lateral branches all directions. fair structure. good vigor. 15' from street.
1420	Street?		Incense Cedar	Calocedrus decurrens	10		54	11	1 Extreme Structure or Health Problems	TBD	fair base. 8" flush cut at 2'. 7" codom leader flush cut at 5'. poor structure. dead canopy and extensive branch die back.
1421	Yes		Valley Oak	Quercus lobata	17		54	24	3 Fair - Minor Problems	TBD	good base and flare. fair structure, leans moderately south. canopy to wall on property line south. good vigor.
1422	Yes		Valley Oak	Quercus lobata	14		12	14	2 Major Structure or Health Problems	TBD	swollen base, sunken sinuses. grafted codom stems with 2' seam. crowded stems. low canopy. fair vigor.
1423	Yes		Valley Oak	Quercus lobata	22		54	27	3 Fair - Minor Problems	TBD	good base and flare. codom at 7 and 8'. epicormic sprouts on canopy branches. good structure and vigor.

Field Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	Multi-Stems	Measured at (in.)	Canopy Radius	Arborist Rating	Dvlpmt Status	Field Notes
1424	Yes		Blue Oak	Quercus douglasii	11		54	15	2 Major Structure or Health Problems	TBD	good base. surrounded by small diameter Plum trees. codom at 7'. poor structure, unbalanced canopy, understory. fair/low vigor.
1425	Street?		Interior Live Oak	Quercus wislizeni	18		36	22	3 Fair - Minor Problems	TBD	good base and flare. low lateral branches southwest. good structure and vigor.
1426	Street?		Valley Oak	Quercus lobata	11		54	16	3 Fair - Minor Problems	TBD	good base. leans slightly east towards street. good vigor.
1427	Street?		Gray Pine	Pinus sabiniana	20.5		54	25	3 Fair - Minor Problems	TBD	good base, structure and vigor.
1428	Street?		Interior Live Oak	Quercus wislizeni	14		54	23	3 Fair - Minor Problems	TBD	good base, structure and vigor. 3" low lateral branch southeast.
1429	Street?		Interior Live Oak	Quercus wislizeni	10.5		54	26	2 Major Structure or Health Problems	TBD	minor dead bark on base. extensive dead bark and decay on trunk. heavy lean northeast toward street. low vigor.
1430	Street?		Interior Live Oak	Quercus wislizeni	11		54	25	2 Major Structure or Health Problems	TBD	good base. swollen lateral branch union at 4'. heavy lean south. poor structure. fair vigor.
1431	Yes		Interior Live Oak	Quercus wislizeni	24.5		54	25	3 Fair - Minor Problems	TBD	good base, structure and vigor. large diameter grape vines into canopy top.
1432	Yes		Interior Live Oak	Quercus wislizeni	16		54	26	3 Fair - Minor Problems	TBD	good base. unbalanced canopy west. fair structure and vigor. grape vine up into canopy.
1433	No		Pecan	Carya illinoensis	12		54	19	3 Fair - Minor Problems	TBD	good base, structure and vigor.
1434	Yes		Interior Live Oak	Quercus wislizeni	19		54	20	2 Major Structure or Health Problems	TBD	fair base. deep sunken sinuses below swollen multi stem union at 4'. fair structure and vigor.

THIS TREE WILL BE PRESERVED

Field Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	Multi-Stems	Measured at (in.)	Canopy Radius	Arborist Rating	Dvlpmt Status	Field Notes
1435	Yes		Interior Live Oak	Quercus wislizeni	19		54	26	3 Fair - Minor Problems	TBD	good base, structure and vigor. codom at 6'.
1436	Yes		Interior Live Oak	Quercus wislizeni	14		54	26	2 Major Structure or Health Problems	TBD	good base, heavy lean west. poor structure. fair vigor.
1437	Yes		Interior Live Oak	Quercus wislizeni	16		36	20	3 Fair - Minor Problems	TBD	good base, structure and vigor. leans slightly west.
1438	Yes		Interior Live Oak	Quercus wislizeni	9.5		54	23	2 Major Structure or Health Problems	TBD	good base, leans heavy west. poor structure.
1439	No		Stone Pine	Pinus pinea		17, 13, 8	54	18	2 Major Structure or Health Problems	TBD	tree uprooted many years ago. branches became primary stems, poor structure. unbalanced north stem. fair vigor.
1440	Yes		Interior Live Oak	Quercus wislizeni		17.5, 11.5	54	21	3 Fair - Minor Problems	TBD	codom at grade. north stem understory structure, low lateral branches over fence west. fair structure. good vigor.
1441	Yes		Interior Live Oak	Quercus wislizeni	17.5		54	28	2 Major Structure or Health Problems	TBD	abnormal base, growing through steel planter box. if box is removed, base with be exposed. good canopy structure. low vigor.
1442	Yes		Interior Live Oak	Quercus wislizeni	18		24	25	2 Major Structure or Health Problems	TBD	growing in steel planter box, elevated roots mat 1' off grade. open cavity in base west. multi stem at 4'. fair structure. heavy lean west. fair/low vigor.
1443	Yes		Interior Live Oak	Quercus wislizeni	7.5		12	12	2 Major Structure or Health Problems	TBD	good base. codom at 2'. good structure. damaged foliage throughout.

Field Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	Multi-Stems	Measured at (in.)	Canopy Radius	Arborist Rating	Dvlpmt Status	Field Notes
1444	No		Plum	Prunus sp.		10, 8	54	17	1 Extreme Structure or Health Problems	TBD	swollen base with decay present. trunks spiral around each other. high amount of small dead branches. heavy lean west. low vigor.
1445	Yes		Blue Oak	Quercus douglasii	12		54	16	3 Fair - Minor Problems	TBD	good base. one sided canopy west. good vigor.
1446	Yes		Interior Live Oak	Quercus wislizeni		7.5, 7	54	14	3 Fair - Minor Problems	TBD	fair base. codom at 1'. understory structure. leans moderately west. fair structure and vigor.
1447	Yes		Interior Live Oak	Quercus wislizeni	14.5		54	24	3 Fair - Minor Problems	TBD	good base, structure and vigor. leans slightly southwest.
1448	No		Stone Pine	Pinus pinea	27.5		54	28	3 Fair - Minor Problems	TBD	good base, structure and vigor. codom at 20'.
1449	Yes		Interior Live Oak	Quercus wislizeni	20.5		54	27	3 Fair - Minor Problems	TBD	good base. low branches on buildings roofs. good structure and vigor.
1450	No		Glossy Privet	Ligustrum lucidum		10, 7, 7, 5	54		2 Major Structure or Health Problems	TBD	multi stem at 1'. next to fence. crowded crossing stems. poor structure. low vigor.
1451	No		Ponderosa Pine	Pinus ponderosa	24		54	19	3 Fair - Minor Problems	TBD	good base, structure and vigor. ropes girdling trunk in 2 spots.
1452	No		Incense Cedar	Calocedrus decurrens	20.5		54	19	1 Extreme Structure or Health Problems	TBD	leans heavy north. 95% dead branches, dead canopy. poor structure. low vigor.
1453	No		Glossy Privet	Ligustrum lucidum	6		54	11	2 Major Structure or Health Problems	TBD	damaged 4" surface root. fair structure and vigor.
1454	No		Glossy Privet	Ligustrum lucidum		9, 8	54	17	3 Fair - Minor Problems	TBD	codom at grade. next to fence. fair structure. branches lean over fence. small diameter sprouts at grade.

Field Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	Multi-Stems	Measured at (in.)	Canopy Radius	Arborist Rating	Dvlpmt Status	Field Notes
1455	No		Glossy Privet	Ligustrum lucidum	6		54	14	3 Fair - Minor Problems	TBD	fair base, structure and vigor.
1456	No		Glossy Privet	Ligustrum lucidum	9		54	14	3 Fair - Minor Problems	TBD	good base, structure and vigor.
1457	No		Glossy Privet	Ligustrum lucidum	7		54	13	2 Major Structure or Health Problems	TBD	elevated damaged surface roots. branch die back in canopy. fair structure and vigor.
1458	No		Glossy Privet	Ligustrum lucidum		12, 7	54	15	3 Fair - Minor Problems	TBD	fair base. deep sinuses in base and trunk. grafting codom stems north. fair structure, branches lean over fence. good vigor.
1459	No		Orange	Citrus sinensis		11, 11, 6	54	18	3 Fair - Minor Problems	TBD	good base and flare. multi stem at 2'. good structure and vigor.
1460	Street?		Japanese Loquat	Eriobotrya japonica	7		54	8	2 Major Structure or Health Problems	TBD	fair base. dead bark up and around trunk. high amount of dead branches. fair structure. low vigor.
1461	Street?		Glossy Privet	Ligustrum lucidum	7		54	9	3 Fair - Minor Problems	TBD	next to fence. leans toward street. fair structure and vigor.
1462	Street?		Japanese Loquat	Eriobotrya japonica	7		12	10	2 Major Structure or Health Problems	TBD	fair base. crossing codominant stems. dead canopy top.
1463	Yes		Interior Live Oak	Quercus wislizeni	16		54	25	3 Fair - Minor Problems	TBD	good base. codom at 11'. canopy corrects west. lateral branches over house.
1464	Street?		Canary Island Pine	Pinus canariensis	31		54	30	3 Fair - Minor Problems	TBD	good base, structure and vigor.

APPENDIX 3 GENERAL DEVELOPMENT GUIDELINES

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on most large trees is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed and/or removed. The cambial zone is the area where tissues responsible for adding new layers to the tree each year are located. Removing or damaging this tissue results in a tree that can only grow new tissue from the edges of the wound. In addition, the interior wood of the tree is exposed to decay fungi and becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied correctly and a Project Arborist oversees the construction. The Project Arborist should have the ability to enforce the Protection Measures. It is advisable for the Project Arborist to be present at the Pre-Construction meeting to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area calculated as 1 to 1.25' for every inch of trunk diameter (ie. A 10" diameter tree will have an RPZ of 10') or the dripline if required by local ordinance. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, if specified by the project arborist, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.



No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.³

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

³ International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed.

Chemical Treatments: The owner or developer shall be responsible to contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development **prior to grading**. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a biofungicide such as Bio-Tam.

