



ARBOR RESOURCES

professional consulting arborists and tree care

TREE SURVEY REPORT

CHICK-FIL-A

HOPYARD ROAD AND I-580 OFF-RAMP

PLEASANTON, CALIFORNIA

Submitted to:

Mr. John Hourian
Hourian Associates
107 Avenida Miramar, Suite D
San Clemente, CA 92672

Prepared by:

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Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

March 11, 2013

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EXHIBITS

<u>EXHIBIT</u>	<u>TITLE</u>
A	TREE INVENTORY TABLE (five sheets)
B	SITE MAP (one sheet)
C	PHOTOGRAPHS (four sheets)

1.0 INTRODUCTION

I have been retained by Mr. John Hourian of Hourian Associates to prepare this *Tree Survey Report* in connection with the development of an existing vacant lot at the southwest corner of **Hopyard Road and I-580 off-ramp**, Pleasanton. Specific tasks performed are as follows:

- Identify the species of 34 trees located within the scope of work area delineated on Exhibit B (a copy of a preliminary *Topographic Survey*, dated 4/20/12).
- Measure each tree's trunk diameter at 54 inches above grade, or for appraisal purposes, where necessary to obtain the most representative sample of trunk size. All diameters are rounded to the nearest inch.
- Identify tree height and canopy spread (rounded to the nearest fifth).
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Obtain photographs; see Exhibit C.
- Identify trees defined as "heritage" pursuant to Section 17.16.006(A) of the Pleasanton Municipal Code.
- Assign a number to each tree, and plot them on a copy of the *Topographic Survey* presented in Exhibit B.
- Affix, with aluminum nails, metal tags with corresponding numbers to each accessible trunk or major limb (all trees but #19 were accessible and are tagged, and the tags are round aluminum with engraved numbers).
- Appraise each tree's monetary value.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

2.0 TREE COUNT AND COMPOSITION

Thirty-four (34) trees of five various species were inventoried for this report. They are sequentially numbered as **1 thru 34**, and the table below identifies their names, assigned numbers, counts and overall percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
coast live oak	20 thru 22	3	9%
coast redwood	11 thru 19	9	26%
Holly oak	1 thru 10	10	29%
white alder	32 thru 34	3	9%
eucalyptus	23 thru 31	9	26%
Total		34	100%

As illustrated above, the project site is populated predominantly by Holly oak, coast redwood and eucalyptus.

Specific information regarding each tree is presented within the table in **Exhibit A**. The trees' approximate locations can be viewed on the site map in **Exhibit B**, and photographs are presented in **Exhibit C**.

The **holly oaks and redwoods** align the edge of the existing parking lot along the southwest side of the existing fence. One redwood, **#19**, is situated immediately adjacent to the existing building at the south portion of the site. The **live oaks, eucalyptus and small alders** are scattered throughout the unpaved land area at the corner of Hopyard Road and I-580 off-ramp.

3.0 REGULATED STATUS

Pursuant to Section 17.16.006(A) of the Pleasanton Municipal Code, the following **16 trees** are regulated as “**heritage trees**” due to either being at least 35 feet tall and/or having trunk diameters ≥ 17.5 inches measured 4.5 feet above ground level: **#11, 16-21 and 23-31**.

Of those identified as heritage trees, **#11, 16 and 19** qualify due to their **height** being 35 feet or more; **trees #20, 21, 27 and 29-31** qualify due to their trunk diameters exceeding the 17.5-inch threshold; and **trees #17, 18, 23-26 and 28** qualify due to **both their height and trunk diameter**.

4.0 APPRAISED VALUES

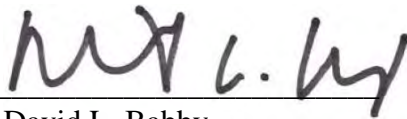
The monetary value of each inventoried tree was appraised, and those values are listed within the last column in Exhibit A. The combined appraised value for the inventoried trees is **\$51,350**, and upon request, I can provide totals for trees within a particular category (e.g. those to be retained or removed).

These values were calculated using the *Trunk Formula Method* derived from the *Guide for Plant Appraisal, 9th Edition*, published by the International Society of Arboriculture (ISA), 2000, and in conjunction with the *Species Classification and Group Assignment*, published by the Western Chapter of the ISA, 2004.

5.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein reflects my observations and measurements obtained from the project site on March 9, 2013.
- Condition ratings of dormant trees are subject to change once they can be observed following the growth of new leaves.
- My observations were performed visually without probing, coring, dissecting or excavating. I cannot, in any way, assume responsibility for any defects that could only have been discovered by performing the mentioned services in the specific area(s) where a defect was located.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- The tree numbers shown on the site map in Exhibit B are intended to only approximate a tree's location.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:



David L. Babby

Registered Consulting Arborist® #399

Board-Certified Master Arborist® #WE-4001B

Date: March 11, 2013



EXHIBIT A:

TREE INVENTORY TABLE

(five sheets)



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	"Heritage Tree"	Appraised Value
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)					
1	Holly oak (<i>Quercus ilex</i>)	7	20	25	60%	50%	Fair		\$680
Comments:									
2	Holly oak (<i>Quercus ilex</i>)	7	20	20	60%	50%	Fair		\$680
Comments:									
3	Holly oak (<i>Quercus ilex</i>)	9	25	25	60%	50%	Fair		\$1,110
Comments:									
4	Holly oak (<i>Quercus ilex</i>)	7	20	20	60%	50%	Fair		\$600
Comments: Asymmetrical canopy growing away from competing, dominant eucalyptus.									
5	Holly oak (<i>Quercus ilex</i>)	7	20	20	70%	50%	Fair		\$660
Comments: Asymmetrical canopy growing away from competing, dominant eucalyptus.									
6	Holly oak (<i>Quercus ilex</i>)	7	15	20	60%	40%	Fair		\$550
Comments: Asymmetrical canopy growing away from competing, dominant eucalyptus.									
7	Holly oak (<i>Quercus ilex</i>)	7	25	20	60%	50%	Fair		\$680
Comments:									
8	Holly oak (<i>Quercus ilex</i>)	5	20	15	50%	50%	Fair		\$330
Comments:									



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	"Heritage Tree"	Appraised Value
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)					
9	Holly oak (<i>Quercus ilex</i>)	8	20	25	60%	50%	Fair		\$880
Comments: Wound at base of trunk.									
10	Holly oak (<i>Quercus ilex</i>)	6	20	5	60%	50%	Fair		\$510
Comments: Multiple stem wounds.									
11	coast redwood (<i>Sequoia sempervirens</i>)	17	35	20	80%	70%	Good	X	\$2,380
Comments:									
12	coast redwood (<i>Sequoia sempervirens</i>)	9	25	15	80%	90%	Good		\$820
Comments:									
13	coast redwood (<i>Sequoia sempervirens</i>)	8	25	15	80%	70%	Good		\$660
Comments:									
14	coast redwood (<i>Sequoia sempervirens</i>)	13	30	20	80%	70%	Good		\$1,420
Comments:									
15	coast redwood (<i>Sequoia sempervirens</i>)	13	30	20	90%	70%	Good		\$1,520
Comments:									
16	coast redwood (<i>Sequoia sempervirens</i>)	14	35	20	60%	60%	Fair	X	\$1,310
Comments:									



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	"Heritage Tree"	Appraised Value
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)					

17	coast redwood (<i>Sequoia sempervirens</i>)	24	50	30	70%	40%	Fair	X	\$3,220
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Comments: Main trunk divides into codominant leaders at about ten feet high. Small girdling root over a buttress root.

18	coast redwood (<i>Sequoia sempervirens</i>)	28	50	35	80%	70%	Good	X	\$6,300
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Comments:

19	coast redwood (<i>Sequoia sempervirens</i>)	14	35	15	50%	40%	Poor	X	\$800
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Comments: Trunk is inside gated area and not accessible. Adjacent to north corner of adjacent building, and canopy is nearly one-sided due to being pruned away from the building.

20	coast live oak (<i>Quercus agrifolia</i>)	18	25	40	80%	60%	Good	X	\$3,940
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Comments:

21	coast live oak (<i>Quercus agrifolia</i>)	16, 9	20	40	80%	50%	Fair	X	\$3,200
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Comments: Low-branching structure. Included bark between lower scaffold limb and main trunk.

22	coast live oak (<i>Quercus agrifolia</i>)	14	20	30	70%	50%	Fair		\$1,550
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Comments: Codominants with included bark developing. Asymmetrical canopy away from tree #23.

23	white ironbark eucalyptus (<i>Eucalyptus leucoxylon</i>)	19, 14	35	30	70%	60%	Fair	X	\$2,690
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Comments:

24	white ironbark eucalyptus (<i>Eucalyptus leucoxylon</i>)	20, 9, 4, 3	35	45	80%	50%	Fair	X	\$2,270
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Comments:



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	"Heritage Tree"	Appraised Value
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)					
25	white ironbark eucalyptus (<i>Eucalyptus leucoxylon</i>)	14, 11, 10	35	35	50%	30%	Poor	X	\$1,060
Comments:									
26	white ironbark eucalyptus (<i>Eucalyptus leucoxylon</i>)	17, 11	35	35	50%	60%	Fair	X	\$1,590
Comments:									
27	white ironbark eucalyptus (<i>Eucalyptus leucoxylon</i>)	12, 10, 9(3), 8, 7(5)	30	30	40%	30%	Poor	X	\$1,810
Comments:									
28	white ironbark eucalyptus (<i>Eucalyptus leucoxylon</i>)	24	35	50	70%	30%	Fair	X	\$1,900
Comments: Wound at base, included bark between codominant stems.									
29	white ironbark eucalyptus (<i>Eucalyptus leucoxylon</i>)	12, 10, 10, 10	30	30	70%	30%	Fair	X	\$1,330
Comments: One-sided canopy away from #28.									
30	white ironbark eucalyptus (<i>Eucalyptus leucoxylon</i>)	10, 10, 9, 8, 8	25	45	70%	40%	Fair	X	\$1,290
Comments:									
31	white ironbark eucalyptus (<i>Eucalyptus leucoxylon</i>)	30	30	50	80%	40%	Fair	X	\$3,550
Comments: Formed by multiple leaders with included bark.									
32	white alder (<i>Alnus rhombifolia</i>)	5	15	10	60%	50%	Fair		\$30
Comments: Beneath canopy of tree #29. Still dormant.									



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	"Heritage Tree"	Appraised Value
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)					

33	white alder (<i>Alnus rhombifolia</i>)	4	15	15	60%	30%	Poor		\$10
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Comments: Has a wound along nearly entire trunk. Starting to leaf out.

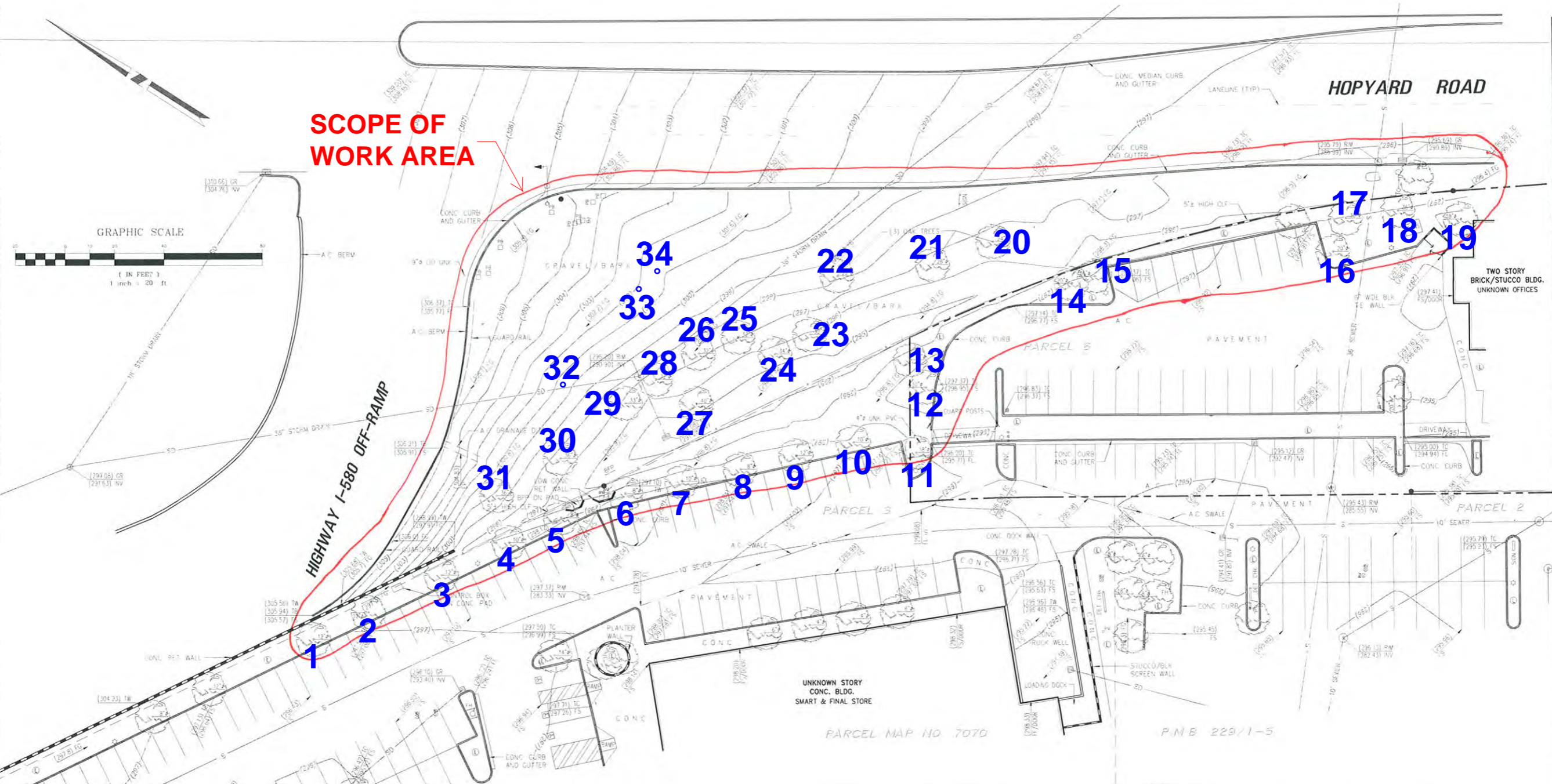
34	white alder (<i>Alnus rhombifolia</i>)	4	15	10	60%	50%	Fair		\$20
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Comments: Still dormant.

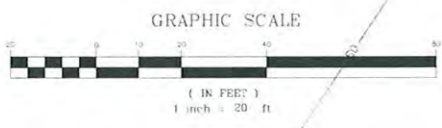
EXHIBIT B:

SITE MAP

(one sheet)

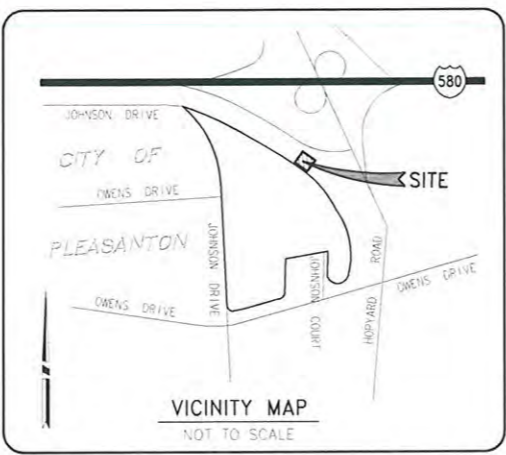


SCOPE OF WORK AREA



NOTICE TO CONTRACTOR
 THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGES TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE
 Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID, Number call Underground Service Alert TOLL FREE 1-800-422-4133 Two working days before you dig.



- SYMBOLS**
- FIRE HYDRANT
 - STREET LIGHT
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL ARM & POLE
 - LIGHT STANDARD
 - UTILITY POLE
 - GUY WIRE & ANCHOR
 - WATER METER
 - GAS METER
 - WATER VALVE
 - GAS VALVE
 - PULL BOX
 - GRATE INLET
 - SIGN
 - VENT
 - SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - MANHOLE
 - SEWER CLEANOUT
 - MONUMENT WELL
 - HANDICAP PARKING STALL
 - LANDSCAPED AREA
 - PROTECT IN PLACE
 - REMOVE AND DISPOSE OFF-SITE
 - RELOCATE
 - PLOTTABLE EASEMENT ITEM No. PER TITLE REPORT
 - (427 D) EXIST. CONTOUR
 - (427 D) DESIGN CONTOUR
 - TREE, SPECIES VARIES, TRUNK DIAMETER SHOWN

- LEGEND**
- AB = AGGREGATE BASE
 - AC = ASPHALT CONCRETE
 - BLK = CONCRETE BLOCK
 - BS = BACK OF SIDEWALK
 - CB = CATCH BASIN
 - CF = CURB FACE
 - CL = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - CD = CLEANOUT
 - DCV = DETECTOR CHECK VALVE
 - DS = ROOF DOWNSPOUT
 - EG = EDGE OF GUTTER
 - EP = EDGE OF PAVEMENT
 - FD = FOUND
 - FDC = FIRE DEPT CONNECTION
 - FF = FINISHED FLOOR
 - FG = FINISHED GRADE
 - FH = FIRE HYDRANT
 - FL = FLOW LINE
 - FS = FINISHED SURFACE
 - GB = GRADE BREAK
 - GM = GAS METER
 - GR = TOP OF GRATE
 - GV = GAS VALVE
 - HP = HIGH POINT
 - HT = HEIGHT
 - IEV = IRRIGATION CONTROL VALVE
 - IP = IRON PIPE
 - LS = LIGHT STANDARD
 - L&T = LEAD & TAG
 - MH = MANHOLE
 - NG = NATURAL GROUND
 - N&T = NAIL & TAG
 - DNW = OVERHEAD WIRE
 - PB = PULL BOX
 - PC = CONCRETE
 - PVI = POST INDICATOR VALVE
 - PL = PROPERTY LINE
 - RD = ROOF DRAIN
 - RET = RETAINING
 - SCB = SIGNAL CONTROL BOX
 - SMH = SEWER MANHOLE
 - SPK = SPIKE
 - SW = SIDEWALK
 - TB = TOP AC BERM
 - TC = TOP OF CURB
 - TE = TRASH ENCLOSURE
 - TRAN = TRANSFORMER
 - TRANS = TRANSFORMER
 - TW = TOP OF RETAINING WALL
 - TW = TOP OF WALL
 - 427.00 TC = EXISTING ELEVATION
 - 427.00 TC = DESIGN ELEVATION
 - CATV = CABLE TV LINE
 - E = ELECTRICAL LINE
 - G = GAS LINE
 - GB = GRADE BREAK LINE
 - W = WASHER
 - WDF = WOOD FENCE
 - WM = WATER METER
 - MV = WATER VALVE
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - NLY = NORTHERLY
 - SLY = SOUTHERLY
 - Ely = EASTERLY
 - Wly = WESTERLY
 - N/O = NORTH OF
 - S/O = SOUTH OF
 - E/O = EAST OF
 - W/O = WEST OF
 - R = PROPERTY LINE
 - C = CENTERLINE
 - R/W = RIGHT OF WAY
 - Δ = DELTA
 - R = RADIUS
 - L = LENGTH
 - T = TANGENT
 - M = MEASURED DATA
 - C = CALCULATED DATA
 - (RAD) = RADIAL BEARING
 - PRO = PROPORTIONATE MEASUREMENT
 - (210.00 R) = RECORD DATA
 - 210.00 M = MEASURED DATA
 - 210.00 PRO = PROPORTIONATE DATA
 - 210.00 L = CALCULATED DATA
 - (427.00) TC = EXISTING ELEVATION
 - 427.00 TC = DESIGN ELEVATION

**THIS PLAN IS:
 PRELIMINARY
 (SUBJECT TO CHANGE)**



Revisions:

Mark	Date	By
△		
△		
△		

Seal

Prepared by:

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STORE
 S.W.C. HOPYARD
 ROAD & I-580
 OFF-RAMP
 PLEASANTON,
 CALIFORNIA

SHEET TITLE
 TOPOGRAPHIC
 SURVEY

VERSION: 6
 ISSUE DATE: 11-2010

Job No. : CFA12016
 Store : #
 Date : 4/20/12
 Drawn By : SDS
 Checked By : SMH

EXHIBIT C:

PHOTOGRAPHS

(four sheets)

Photo Index

Page C-1: Trees #1-8, 27, 30 and 31

Page C-2: Trees #9 thru 19

Page C-3: Trees #20 thru 23

Page C-4: Trees #24-29 and 32-34







