



August 1, 2016

Mr. Michael Serpa  
Irby Ranch LLC  
PO Box 913  
Diablo CA 94528

Subject: Irby Ranch tree action update

Dear Mr. Serpa:

In June 2015, HortScience, Inc. prepared a Tree Report for the Irby Ranch project in Pleasanton CA. I identified 118 trees on and immediately adjacent to the project area. Thirty-one (31) trees met the City of Pleasanton's criteria for Heritage tree status. I recommended preservation of 54 trees (12 Heritage) and removal of 64 trees (19 Heritage). These recommendations were based on my review of the Preliminary Grading Plan prepared by Carlson Barbee and Gibson, project engineers (plan dated March 2015).

You recently requested that I review the updated plans prepared by Carlson, Barbee & Gibson, LLC (dated June 27, 2016) for impacts to trees. Updated plans are generally similar to that from 2015. Differences included development of the area around K Court which was designated as Parcel M in 2015. In addition, the creek corridor was delineated as open space with a 20' setback from the top of bank. The existing tree canopy along the creek appears to be retained intact.

Based on my assessment of the revised plan, I recommend preservation of 63 trees (13 Heritage) and removal of 55 (18 Heritage). The appraised value of trees to be retained is \$131,950 and \$101,950 for trees to be removed. The new plan results in retention of 9 additional trees compared to the 2015 plan. Updated action for each tree is enclosed.

Please contact me with any questions. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Clark", written in a cursive style.

James R. Clark, Ph.D.  
Vice President

Enc. Proposal



**Irby Ranch LLC**

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**Tree Report**  
**Irby Ranch**

*Prepared for:*  
**Irby Ranch LLC**  
**PO Box 913**  
**Diablo CA 94528**

*Prepared by:*  
**HortScience, Inc.**  
**325 Ray Street**  
**Pleasanton, CA 94566**

**March 16, 2015**



# **Tree Report**

Irby Ranch  
Pleasanton CA

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***Tree Assessment Form***

***Tree Location Map***

### ***Introduction and Overview***

Irby Ranch LLC is planning to develop three parcels in Pleasanton CA: 1) 3780 Stanley Blvd., 2) 3878 Stanley Blvd. and 3) 3988 First Street. The parcels are collectively known as Irby Ranch. Current site use consists of residences, office building, storage yard and open fields. Irby Ranch LLC requested that HortScience, Inc. prepare a **Tree Report** for the site. This report provides the following information:

1. A survey of trees currently growing on the site.
2. An assessment of the impacts of constructing the proposed project on the trees.
3. Recommendations for action.
4. Appraisal of tree value.
5. Guidelines for tree preservation during the design, construction and maintenance phases of development.

### ***Survey Methods***

Trees were surveyed in March 2015. The survey encompassed all trees over 6" in diameter located within the property and trees located at the edge of the Arroyo del Valle corridor. The survey procedure consisted of the following steps:

1. Identify the tree as to species.
2. Attach a numerically coded metal tag to the trunk of each tree. Off-site trees were not tagged.
3. Record the tree's location on a map.
4. Measure the trunk diameter at a point 54" above grade.
5. Evaluate the health and structural condition using a scale of 0 – 5 where 0 = dead, 1 = poor and 5 = excellent condition.
5. Comment on presence of defects in structure, insects or diseases and other aspects of development.
6. Assess the tree's suitability for preservation as low, moderate or high.

Access to some trees was limited by several factors including steep slopes and/or extensive vine and shrub growth. Trees that could not be accessed were given a tree number but no tag was attached to the trunk. Where vines prevented visual inspection of the lower trunk and base, it is noted in the **Tree Assessment Form**.

Results for individual trees are located in the **Tree Assessment Form** (see **Attachments**). Tree locations are noted by tree tag number in the **Tree Assessment Map**.

**Description of Trees**

One hundred eighteen (118) trees were evaluated, representing 24 species (Table 1). Assessed trees were a mix of planted and naturally occurring individuals. Along the Arroyo Del Valle, most trees were natives such as valley oak, blue elderberry and Fremont cottonwood. Other species native to Pleasanton included Calif. bay, and Western sycamore. Near homes and business, landscape plants such as Japanese privet were common. In addition, a long row of London plane trees was present along Stanley Blvd.

**Table 1. Tree condition & frequency of occurrence. Irby Ranch. Pleasanton CA.**

Common name	Scientific name	Condition				No. of Trees	
		Poor ( 1, 2 )	Fair (3)	Good (4)	Excell. (5)	Heritage	Total
Chestnut	<i>Castanea sativa</i>	1	--	--	--	1	1
Lemon	<i>Citrus limon</i>	--	1	--	--	--	1
Orange	<i>Citrus sinensis</i>	--	--	1	--	--	1
English holly	<i>Ilex aquifolium</i>	--	1	--	--	--	1
Calif. black walnut	<i>Juglans hindsii</i>	4	6	1	--	4	11
Paradox walnut	<i>Juglans 'Paradox'</i>	--	1	--	--	1	1
English walnut	<i>Juglans regia</i>	1	1	--	--	2	2
Crape myrtle	<i>Lagerstroemia cv.</i>	--	--	--	1	--	1
Japanese privet	<i>Ligustrum japonicum</i>	4	5	1	--	1	10
Apple	<i>Malus domestica</i>	1	--	--	--	--	1
Olive	<i>Olea europaea</i>	--	--	1	--	1	1
Jap. black pine	<i>Pinus thunbergiana</i>	1	--	--	--	--	1
Western sycamore	<i>Platanus racemosa</i>	1	--	--	--	1	1
London plane	<i>Platanus x hispanica</i>	--	--	4	27	--	31
Fremont cottonwood	<i>Populus fremontii</i>	3	3	--	--	4	6
Plum	<i>Prunus domestica</i>	2	--	--	--	--	2
Almond	<i>Prunus dulcis</i>	3	2	--	--	1	5
Cherry	<i>Prunus dulcis</i>	1	--	--	--	--	1
Valley oak	<i>Quercus lobata</i>	4	7	3	--	9	14
Black locust	<i>Robinia pseudoacacia</i>	1	--	--	--	--	1
Elderberry	<i>Sambucus caerulea</i>	5	12	4	--	3	21
Calif. bay	<i>Umbellularia californica</i>	1	1	--	--	2	2
Japanese zelkova	<i>Zelkova serrata</i>	--	1	--	--	--	1
White mulberry	<i>Morus alba</i>	1	--	--	--	1	1
<b>Total, all trees assessed</b>		<b>34</b>	<b>40</b>	<b>15</b>	<b>28</b>	<b>31</b>	<b>118</b>

Thirty-one (31) semi-mature London planes were present. All but #116 were street trees along Stanley Blvd. (Photo 1). Street trees were between curb and sidewalk in a 6' planter. Almost all were in excellent condition. Trunk diameters ranged between 7" and 14". Tree #116 was located in a landscape area. It was 7" and in good condition.



**Photo 1.** : Looking east along Stanley Blvd. at row of London planes.

Twenty-one (21) blue elderberries were assessed (Photo 2). All were located along the Arroyo Del Valle corridor. Elderberries were typical of the species: large shrubs and small trees with multiple stems that arose at or near ground level. The largest elderberry was #58 which had stems of 16", 9" and 5". Condition of elderberries was generally fair due to their rangy form and dieback of small twigs.



**Photo 2.** Elderberries were typically found as multistem shrubs at the top of the bank along the Arroyo Del Valle.

Fourteen (14) valley oaks were assessed. Trees were located both along the creek corridor and in landscape areas. The largest valley oak #117 was 38" in diameter and in good condition (Photo 3). Tree condition ranged from poor (4 trees) to fair (7) to good (#40, 45, 117).



**Photo 3.** Looking north at valley oak #117.

Eleven (11) Calif. black walnuts were scattered throughout the site. Most trees had multiple stems that arose near ground level. Such trees were likely sprouts from a dead English walnut. Other walnuts arose as chance seedlings along fence lines. The largest walnut was #38 which was 31" in diameter and in fair condition. Condition of walnuts varied from poor (4 trees) to fair (6) to good (#111, 8").

Ten (10) Japanese privets were concentrated at 3878 Stanley Blvd. where they had been installed as landscape trees. Privets were typical in form and structure with multiple stems that arose near ground level. A number were suppressed by the development of larger trees. Condition varied as a result with 4 privets in poor condition, 5 in fair and tree #5 was good.

None of the remaining species were represented by more than 6 trees:

- Fremont cottonwoods #10, 17, 21, 27, 50 and 51 were located along Arroyo del Valle. The large cottonwood #21 was 48" in diameter and in fair condition. The remaining cottonwoods were in either poor or fair condition, often with more than one stem.
- Almonds #23, 46, 47, and 52 were small (<10") multi-stem trees in fair and good condition. In contrast, almond #64 had stems of 25" and 17" but was in poor condition.
- Calif. bays #71 and 72 were located at 3878 Stanley Blvd. in front of the existing residence. Tree #71 was 42" with a large generally symmetric crown and fair condition. Bay #72 was 31" and in poor condition due to poor crown structure.
- English walnuts #29 and 30 were remnants of an orchard. Both were mature in size. Tree #29 was in fair condition; #30 was poor.
- Plums #4 and 70 were small trees in poor condition.
- Apple #79 was small and poor.
- Black locust #32 had stems of 6", 5" and 5" and was in poor condition.
- Cherry #2 was a mature tree, 17" in diameter and in poor condition.]
- Chestnut #1 was a 37" and in poor condition having been topped many years ago.
- Crape myrtle #3 was a mature small tree in excellent condition.
- English holly #9 had multiple stems that arose at the base. It was in fair condition.
- Japanese black pine #67 was 6", suppressed and in poor condition.
- Japanese zelkova #59 was located at the base of a chain-link fence. It appeared to have originated as a chance seedling that had been cut off at ground level. It had several small stems and was in fair condition.
- Lemon #6 had multiple stems and was in fair condition.
- Olive #37 was a mature tree in good condition.
- Orange #8 was a multiple stem small tree in good condition.

- Paradox walnut #28 was located at the top of the bank along the arroyo. It had been cut back to the ground numerous times resulting in a large number of stump sprouts. Overall condition was fair.
- Western sycamore #14 was a mature tree with a hollow trunk of 32". The crown was very small in comparison. Overall condition was poor.
- White mulberry #7 was mature, in poor condition and had multiple stems.

The City of Pleasanton defines a Heritage trees as having a trunk diameter of 18" or greater or a height of 35' or more. Using these criteria, I determined there to be 31 Heritage trees.

Description of individual trees is found on the enclosed **Tree Assessment Form**. Tree locations are found on the **Tree Assessment Map**. Both are included as **Attachments**.

### ***Suitability for Preservation***

Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. Evaluation of suitability for preservation considers several factors:

- **Tree health**  
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**  
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**  
There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example, Monterey pine and blue gum are very sensitive to construction impacts; while coast live oak is more tolerant of site disturbance.
- **Tree age and longevity**  
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**  
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf>) lists species identified as having being invasive. Pleasanton is part of the Central West Floristic Province. Species identified as invasive that were present at Irby Ranch include: English holly, olive, and black locust.



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Tree condition (health and structure) is the starting point for assessing suitability for preservation. In addition, suitability for preservation considers species response to impacts and invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2).

**Table 2. Tree suitability for preservation. Irby Ranch. Pleasanton CA.**

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<b>High</b>	Trees in good condition that have the potential for longevity at the site. Twenty-eight (28) trees were rated as having high suitability for preservation including 27 London planes and crape myrtle #3.:
<b>Moderate</b>	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Sixteen (16) trees were rated as having moderate suitability for preservation: elderberry #18, 24, 44, 56; London plane #94, 95, 97, 116; valley oak #40, 45, 62, 117; Japanese privet #5, olive #37; orange #8, and Calif. black walnut #111.
<b>Low</b>	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Seventy-four (74) trees were rated as having low suitability for preservation including 17 elderberry, 10 Calif. black walnut, 10 valley oak, 9 Japanese privet, 6 Fremont cottonwood, and 5 almond.

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We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

***Evaluation of Impacts and Recommendations for Action***

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The tree assessment was the reference points for tree condition and quality. Impacts from the proposed project were assessed using the Preliminary Grading Plan (March 2015) prepared by Carlson Barbee & Gibson Inc., project engineers. The site plan depicted the layout of 115 lots and associated access roads. The existing house at 3988 First Street would remain as Parcel M. Tree trunk locations were not included on the plan but canopy outlines were present.

Impacts to trees could occur in a variety of ways. First, demolition of existing improvements such as buildings and infrastructure may directly damage tree roots and crowns. As significantly, grading and other construction activities may also damage trees, through both direct mechanical injury and indirectly by altering drainage.

With the exception of the area near the creek and the existing house to remain, the entire site will be re-developed. Based on my assessment of the proposed plan and evaluation of 118 surveyed trees, I recommend preservation of 79 trees (18 Heritage) (Table 3). Included among trees recommended for preservation is valley oak #117 which would be retained in Parcel H.

Given the intensity of impacts associated with demolition, grading, utility installation and construction, I recommend removal of 39 trees (13 Heritage) (Table 3). Trees recommended for removal are located in the center of the project area.

### ***Appraisal of Value***

The City of Pleasanton requires that the value of trees "included in the tree report affected by the development which are required to remain" (section 17.16.050 #6) be established. To establish the value of the surveyed trees, I employed the standard methods found in ***Guide for Plant Appraisal***, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy IL). In addition, I referred to ***Species Classification and Group Assignment*** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the East Bay area. The ***Species Classification and Group Assignment*** lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual tree. The location factor considers the site, placement and contribution of the tree in its surrounding landscape.

The appraised value of the 79 trees recommended for preservation is \$157,500 (Table 3). This includes both Heritage and non-Heritage trees. The value of the 39 trees recommended for removal is \$76,750.

**Table 3. Proposed Action and Appraisal of Value. Irby Ranch Pleasanton CA.**

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree?</b>	<b>Condition</b> 1=poor 5=excell.	<b>Appraised Value</b>	<b>Proposed Action</b>	<b>Notes</b>
1	Chestnut	37	Yes	2	\$5,150	Preserve	Parcel M
2	Cherry	17	No	2	\$1,200	Preserve	Parcel M
3	Crape myrtle	8,7,6,5	No	5	\$3,800	Preserve	Parcel M
4	Plum	7,3	No	2	\$200	Preserve	Parcel M
5	Japanese privet	8,7,6,6,6, 5,5,5,4,4	No	4	\$1,650	Preserve	Parcel M
6	Lemon	6,6,5,5,4	No	3	\$1,250	Preserve	Parcel M
7	White mulberry	14,13,12	Yes	2	\$1,450	Preserve	Parcel M
8	Orange	9,6,5,3	No	4	\$2,050	Preserve	Parcel M
9	English holly	8,7,6,4	No	3	\$650	Preserve	Parcel M
10	Fremont cottonwood	13,9,9	Yes	3	\$700	Preserve	Parcel M, Arroyo del Valle
11	Valley oak	12,12,9	Yes	3	\$3,050	Preserve	Parcel M, Arroyo del Valle
12	Valley oak	10	No	2	\$500	Preserve	Parcel M, Arroyo del Valle
13	Valley oak	10	No	2	\$350	Preserve	Parcel M, Arroyo del Valle
14	Western sycamore	32	Yes	2	\$1,300	Preserve	Parcel M, Arroyo del Valle
15	Valley oak	24,23	Yes	3	\$9,050	Preserve	Parcel M, Arroyo del Valle
16	Elderberry	9,8	No	3	\$600	Preserve	Parcel M, Arroyo del Valle
17	Fremont cottonwood	7,6,6,4	No	2	\$100	Preserve	Parcel M, Arroyo del Valle
18	Elderberry	12,5	No	4	\$1,200	Preserve	Parcel M, Arroyo del Valle
19	Elderberry	7,4	No	3	\$350	Preserve	Parcel M, Arroyo del Valle
19	Elderberry	7,4	No	3	\$350	Preserve	Parcel M, Arroyo del Valle
20	Valley oak	6	No	3	\$300	Preserve	Parcel M, Arroyo del Valle
21	Fremont cottonwood	48	Yes	3	\$4,000	Preserve	Parcel M, Arroyo del Valle
22	Elderberry	6	No	2	\$100	Preserve	Parcel M, Arroyo del Valle
23	Almond	6,3	No	2	\$100	Preserve	Parcel M, Arroyo del Valle
24	Elderberry	7	No	4	\$400	Preserve	Parcel M, Arroyo del Valle
25	Elderberry	7	No	1	\$50	Preserve	Parcel M, Arroyo del Valle

**Table 3, continued. Proposed Action and Appraisal of Value. Irby Ranch Pleasanton CA.**

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree?</b>	<b>Condition</b> 1=poor 5=excell.	<b>Appraised Value</b>	<b>Proposed Action</b>	<b>Notes</b>
26	Calif. black walnut	7,6	No	1	\$50	Preserve	Parcel M, Arroyo del Valle
27	Fremont cottonwood	25	Yes	3	\$1,350	Preserve	Parcel M, Arroyo del Valle
28	Paradox walnut	14,14,13,13, 12,11,10,9,8, 8,8,8,7,7,6	Yes	3	\$4,200	Preserve	Parcel M, Arroyo del Valle
29	English walnut	17,7	Yes	3	\$1,350	Preserve	Parcel M, Arroyo del Valle
30	English walnut	21,13	Yes	2	\$1,200	Preserve	Parcel M, Arroyo del Valle
31	Elderberry	7,4,3	No	3	\$350	Preserve	Parcel M, Arroyo del Valle
32	Black locust	6,6,5	No	2	\$50	Preserve	Parcel M, Arroyo del Valle
33	Elderberry	6,5,3	No	2	\$200	Preserve	Parcel M, Arroyo del Valle
34	Elderberry	8,4,4,4, 3,3	No	2	\$400	Preserve	Parcel M, Arroyo del Valle
35	Elderberry	7,6,4,4	No	3	\$500	Preserve	Parcel N, Arroyo del Valle
36	Elderberry	7,7,3	No	3	\$550	Preserve	Parcel N, Arroyo del Valle
37	Olive	17,13,6	Yes	4	\$5,250	Preserve	Parcel N, Arroyo del Valle
38	Calif. black walnut	21	Yes	3	\$1,650	Preserve	Parcel N, Arroyo del Valle
39	Valley oak	12	No	2	\$700	Preserve	Parcel N, Arroyo del Valle
40	Valley oak	18	Yes	4	\$3,750	Preserve	Parcel N, Arroyo del Valle
41	Valley oak	33	Yes	3	\$8,700	Preserve	Parcel N, Arroyo del Valle
42	Calif. black walnut	10,6,5	No	3	\$650	Preserve	Parcel N, Arroyo del Valle
43	Elderberry	10,9,9,7,6, 6,6	Yes	3	\$1,900	Preserve	Parcel N, Arroyo del Valle
44	Elderberry	7,5,5	No	4	\$550	Remove	Nevada St.
45	Valley oak	6	No	4	\$450	Remove	Nevada St.
46	Almond	4,3,3,2,2	No	3	\$100	Remove	Nevada St.
47	Almond	4,4,4,4, 3,3,3,3	No	2	\$150	Remove	Nevada St.

**Table 3, continued. Proposed Action and Appraisal of Value. Irby Ranch Pleasanton CA.**

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree?</b>	<b>Condition</b> 1=poor 5=excell.	<b>Appraised Value</b>	<b>Proposed Action</b>	<b>Notes</b>
48	Calif. black walnut	9,7,7,6, 6,5,5,5	No	2	\$400	Remove	Nevada St.
49	Calif. black walnut	12,12,10,7, 6,6,6,5,5	Yes	1	\$400	Remove	Nevada St.
50	Fremont cottonwood	10	No	2	\$100	Preserve	Parcel N, Arroyo del Valle
51	Fremont cottonwood	12,10	Yes	2	\$200	Preserve	Parcel N, Arroyo del Valle
52	Almond	5,4,4	No	3	\$200	Preserve	Parcel N, Arroyo del Valle
53	Elderberry	7	No	3	\$300	Remove	Nevada St.
54	Elderberry	9,9,5,5	Yes	3	\$900	Remove	Nevada St.
55	Elderberry	9,7,5,5,5	No	3	\$750	Remove	Nevada St.
56	Elderberry	9	No	4	\$650	Preserve	Parcel N, Arroyo del Valle
57	Elderberry	9,6	No	3	\$650	Preserve	Parcel N, Arroyo del Valle
58	Elderberry	16,9,5	Yes	2	\$1,100	Remove	Nevada St.
59	Japanese zelkova	6,6,6,5,4,4	No	3	\$500	Remove	Impacts from development
60	Valley oak	20,19	Yes	2	\$6,600	Remove	Parcel D area
61	Elderberry	7,6,6,6,6, 5,5,5,4,4,4	No	3	\$2,100	Remove	Parcel D area
62	Valley oak	14,7,5	Yes	3	\$3,600	Remove	Impacts from development
63	Calif. black walnut	12,12,10, 9,7,7	Yes	2	\$1,900	Remove	Impacts from development
64	Almond	25,17	Yes	2	\$4,150	Remove	Impacts from development
65	Japanese privet	6,5,5,4, 4,4	No	2	\$350	Remove	Impacts from development
66	Japanese privet	8,7	No	3	\$550	Remove	Impacts from development
67	Jap. black pine	6	No	2	\$100	Remove	Impacts from development
68	Valley oak	12,7	Yes	3	\$2,000	Remove	Impacts from development

**Table 3, continued. Proposed Action and Appraisal of Value. Irby Ranch Pleasanton CA.**

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree?</b>	<b>Condition</b> 1=poor 5=excell.	<b>Appraised Value</b>	<b>Proposed Action</b>	<b>Notes</b>
69	Japanese privet	9,7,7,3	No	2	\$250	Remove	Impacts from development
70	Plum	6,3	No	2	\$200	Remove	Impacts from development
71	Calif. bay	42	Yes	3	\$17,650	Remove	Impacts from development
72	Calif. bay	31	Yes	2	\$6,350	Remove	Impacts from development
73	Japanese privet	8,8,7,5	No	3	\$1,000	Remove	Impacts from development
74	Japanese privet	8,7,5,5	No	2	\$350	Remove	Impacts from development
75	Japanese privet	9,7,7,5,4	No	2	\$450	Remove	Impacts from development
76	Japanese privet	5,5,5,3	No	3	\$400	Remove	Impacts from development
77	Japanese privet	8,8,7,7,7	No	3	\$1,100	Remove	Impacts from development
78	Japanese privet	13,10,9,9, 8,8,4,4	Yes	3	\$2,650	Remove	Impacts from development
79	Apple	6,5,5	No	1	\$150	Remove	Impacts from development
80	London plane	8	No	5	\$1,100	Preserve	Stanley Blvd.
81	London plane	13	No	5	\$2,750	Preserve	Stanley Blvd.
82	London plane	12	No	5	\$2,350	Preserve	Stanley Blvd.
83	London plane	10	No	5	\$1,650	Preserve	Stanley Blvd.
84	London plane	11	No	5	\$2,000	Preserve	Stanley Blvd.
85	London plane	13	No	5	\$2,750	Preserve	Stanley Blvd.
86	London plane	11	No	5	\$2,000	Preserve	Stanley Blvd.
87	London plane	11	No	5	\$2,000	Preserve	Stanley Blvd.
88	London plane	10	No	5	\$1,650	Preserve	Stanley Blvd.
89	London plane	11	No	5	\$2,000	Preserve	Stanley Blvd.
90	London plane	10	No	5	\$1,650	Preserve	Stanley Blvd.
91	London plane	11	No	5	\$2,000	Preserve	Stanley Blvd.
92	London plane	14	No	5	\$3,150	Remove	Entry road A
93	London plane	13	No	5	\$2,750	Remove	Entry road A

**Table 3, continued. Proposed Action and Appraisal of Value. Irby Ranch Pleasanton CA.**

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree?</b>	<b>Condition</b> 1=poor 5=excell.	<b>Appraised Value</b>	<b>Proposed Action</b>	<b>Notes</b>
94	London plane	12	No	4	\$1,800	Preserve	Stanley Blvd.
95	London plane	12	No	4	\$1,800	Preserve	Stanley Blvd.
96	London plane	9	No	5	\$1,350	Preserve	Stanley Blvd.
97	London plane	12	No	4	\$1,800	Preserve	Stanley Blvd.
98	London plane	10	No	5	\$1,650	Preserve	Stanley Blvd.
99	London plane	14	No	5	\$3,150	Preserve	Stanley Blvd.
100	London plane	8	No	5	\$1,100	Preserve	Stanley Blvd.
101	London plane	7	No	5	\$850	Preserve	Stanley Blvd.
102	London plane	7	No	5	\$850	Preserve	Stanley Blvd.
103	London plane	8	No	5	\$1,100	Preserve	Stanley Blvd.
104	London plane	9	No	5	\$1,350	Preserve	Stanley Blvd.
105	London plane	9	No	5	\$1,350	Preserve	Stanley Blvd.
106	London plane	8	No	5	\$1,100	Preserve	Stanley Blvd.
107	London plane	9	No	5	\$1,350	Preserve	Stanley Blvd.
108	London plane	9	No	5	\$1,350	Preserve	Stanley Blvd.
109	London plane	10	No	5	\$1,650	Preserve	Stanley Blvd.
110	Calif. black walnut	7,6	No	3	\$600	Remove	Impacts from development
111	Calif. black walnut	8	No	4	\$650	Remove	Impacts from development
112	Calif. black walnut	10,5	No	3	\$750	Remove	Impacts from development
113	Calif. black walnut	12,9,5,5	Yes	3	\$1,600	Remove	Impacts from development
114	Calif. black walnut	8,6,5,5	No	3	\$700	Remove	Impacts from development
115	Valley oak	25	Yes	3	\$9,050	Remove	Impacts from development
116	London plane	7	No	4	\$500	Preserve	Parcel H
117	Valley oak	38	Yes	4	\$34,650	Preserve	Parcel H

### ***Tree Preservation Guidelines***

The following are recommendations for design and construction phases that will assist in successful tree preservation.

#### **Design recommendations**

1. Prepare a site work plan which identifies access and haul routes, construction trailer and storage areas, etc.
2. Establish a **TREE PROTECTION ZONE** around each tree to be preserved. For design purposes, the **TREE PROTECTION ZONE** shall be 1' behind the edge of grading. No grading, excavation, construction or storage of materials shall occur within that zone.
3. Install protection around all trees to be preserved. No entry is permitted into a tree protection zone without permission of the project superintendent.
4. Use only herbicides safe for use around trees and labeled for that use, even below pavement.
5. Design irrigation systems so that no trenching will occur within the **TREE PROTECTION ZONE**.

#### **Pre-construction and demolition treatments and recommendations**

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Trees to be preserved may require pruning to provide adequate clearance from construction activities. All pruning shall be performed by a licensed State of California contractor possessing the C61 classification license and the D49 specification. All pruning shall adhere to the latest editions of the American National Standards Institute Z133 and A300 standards. Pruning guidelines are found in the **Attachments**.

#### **Tree protection during construction**

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.
3. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
4. Fences have been erected to protect trees to be preserved. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the project superintendent.
5. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the **TREE PROTECTION ZONE** (fenced area).



7. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel.
8. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

**HortScience, Inc.**



James R. Clark, Ph.D.  
Certified Arborist WE-0846  
Registered Consulting Arborist #357

## **ATTACHMENTS**

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***Tree Assessment Form***

***Tree Location Map***

**Proposed Action & Assessment of Value.**  
Irby Ranch LLC

HortScience, Inc.  
August 1, 2016

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Estimate of Value</b>	<b>Proposed Action</b>	<b>Notes</b>
1	Chestnut	37	Yes	2	\$5,150	Remove	Low suitability for preservation; K Court
2	Cherry	17	No	2	\$1,200	Remove	Low suitability for preservation; K Court
3	Crape myrtle	8,7,6,5	No	5	\$3,800	Remove	Impacts from development; K Court
4	Plum	7,3	No	2	\$200	Remove	Low suitability for preservation; K Court
5	Japanese privet	8,7,6,6,6,5,5,5,4,4	No	4	\$1,650	Remove	Impacts from development; K Court
6	Lemon	6,6,5,5,4	No	3	\$1,250	Remove	Low suitability for preservation; K Court
7	White mulberry	14,13,12	Yes	2	\$1,450	Remove	Low suitability for preservation; K Court
8	Orange	9,6,5,3	No	4	\$2,050	Remove	Impacts from development; K Court
9	English holly	8,7,6,4	No	3	\$650	Remove	Low suitability for preservation; K Court
10	Fremont cottonwood	13,9,9	Yes	3	\$700	Remove	Low suitability for preservation; Arroyo del Valle
11	Valley oak	12,12,9	Yes	3	\$3,050	Remove	Low suitability for preservation; Arroyo del Valle
12	Valley oak	10	No	2	\$500	Remove	Low suitability for preservation; Arroyo del Valle
13	Valley oak	10	No	2	\$350	Remove	Low suitability for preservation; Arroyo del Valle
14	Western sycamore	32	Yes	2	\$1,300	Preserve	Arroyo del Valle
15	Valley oak	24,23	Yes	3	\$9,050	Preserve	Arroyo del Valle
16	Elderberry	9,8	No	3	\$600	Preserve	Arroyo del Valle
17	Fremont cottonwood	7,6,6,4	No	2	\$100	Preserve	Arroyo del Valle
18	Elderberry	12,5	No	4	\$1,200	Preserve	Arroyo del Valle
19	Elderberry	7,4	No	3	\$350	Preserve	Arroyo del Valle
19	Elderberry	7,4	No	3	\$350	Preserve	Arroyo del Valle
20	Valley oak	6	No	3	\$300	Preserve	Arroyo del Valle

**Proposed Action & Assessment of Value.**  
Irby Ranch LLC

HortScience, Inc.  
August 1, 2016

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Estimate of Value</b>	<b>Proposed Action</b>	<b>Notes</b>
21	Fremont cottonwood	48	Yes	3	\$4,000	Preserve	Arroyo del Valle
22	Elderberry	6	No	2	\$100	Preserve	Arroyo del Valle
23	Almond	6,3	No	2	\$100	Preserve	Arroyo del Valle
24	Elderberry	7	No	4	\$400	Preserve	Arroyo del Valle
25	Elderberry	7	No	1	\$50	Preserve	Arroyo del Valle
26	Calif. black walnut	7,6	No	1	\$50	Preserve	Arroyo del Valle
27	Fremont cottonwood	25	Yes	3	\$1,350	Preserve	Arroyo del Valle
28	Paradox walnut	14,14,13,13,1 2,11,10,9,8,8, 8,8,7,7,6	Yes	3	\$4,200	Preserve	Arroyo del Valle
29	English walnut	17,7	Yes	3	\$1,350	Preserve	Arroyo del Valle
30	English walnut	21,13	Yes	2	\$1,200	Preserve	Arroyo del Valle
31	Elderberry	7,4,3	No	3	\$350	Preserve	Arroyo del Valle
32	Black locust	6,6,5	No	2	\$50	Preserve	Arroyo del Valle
33	Elderberry	6,5,3	No	2	\$200	Preserve	Arroyo del Valle
34	Elderberry	8,4,4,4,3,3	No	2	\$400	Preserve	Arroyo del Valle
35	Elderberry	7,6,4,4	No	3	\$500	Preserve	Arroyo del Valle
36	Elderberry	7,7,3	No	3	\$550	Preserve	Arroyo del Valle
37	Olive	17,13,6	Yes	4	\$5,250	Preserve	Arroyo del Valle
38	Calif. black walnut	21	Yes	3	\$1,650	Preserve	Arroyo del Valle
39	Valley oak	12	No	2	\$700	Preserve	Arroyo del Valle
40	Valley oak	18	Yes	4	\$3,750	Preserve	Arroyo del Valle
41	Valley oak	33	Yes	3	\$8,700	Preserve	Arroyo del Valle
42	Calif. black walnut	10,6,5	No	3	\$650	Remove	Impacts from development. Nevada St.
43	Elderberry	10,9,9,7,6,6,6	Yes	3	\$1,900	Remove	Impacts from development. Nevada St.
44	Elderberry	7,5,5	No	4	\$550	Remove	Impacts from development. Nevada St.
45	Valley oak	6	No	4	\$450	Remove	Impacts from development. Nevada St.

**Proposed Action & Assessment of Value.**  
Irby Ranch LLC

HortScience, Inc.  
August 1, 2016

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Estimate of Value</b>	<b>Proposed Action</b>	<b>Notes</b>
46	Almond	4,3,3,2,2	No	3	\$100	Remove	Impacts from development. Nevada St.
47	Almond	4,4,4,4,3,3,3,3	No	2	\$150	Remove	Impacts from development. Nevada St.
48	Calif. black walnut	9,7,7,6,6,5,5,5	No	2	\$400	Remove	Impacts from development. Nevada St.
49	Calif. black walnut	12,12,10,7,6,6,6,5,5	Yes	1	\$400	Remove	Impacts from development. Nevada St.
50	Fremont cottonwood	10	No	2	\$100	Preserve	Arroyo del Valle
51	Fremont cottonwood	12,10	Yes	2	\$200	Preserve	Arroyo del Valle
52	Almond	5,4,4	No	3	\$200	Preserve	Arroyo del Valle
53	Elderberry	7	No	3	\$300	Remove	Low suitability for preservation; connection to Calif. Ave.
54	Elderberry	9,9,5,5	Yes	3	\$900	Remove	Low suitability for preservation; connection to Calif. Ave.
55	Elderberry	9,7,5,5,5	No	3	\$750	Remove	Low suitability for preservation; connection to Calif. Ave.
56	Elderberry	9	No	4	\$650	Preserve	Arroyo del Valle
57	Elderberry	9,6	No	3	\$650	Remove	Low suitability for preservation; connection to Calif. Ave.
58	Elderberry	16,9,5	Yes	2	\$1,100	Remove	Low suitability for preservation; connection to Calif. Ave.
59	Japanese zelkova	6,6,6,5,4,4	No	3	\$500	Remove	Low suitability; within development area
60	Valley oak	20,19	Yes	2	\$6,600	Remove	Low suitability; within development area
61	Elderberry	7,6,6,6,6,5,5,5,4,4,4	No	3	\$2,100	Remove	Low suitability; within development area
62	Valley oak	14,7,5	Yes	3	\$3,600	Remove	Within development area
63	Calif. black walnut	12,12,10,9,7,7	Yes	2	\$1,900	Remove	Low suitability; within development area

**Proposed Action & Assessment of Value.**  
Irby Ranch LLC

HortScience, Inc.  
August 1, 2016

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Estimate of Value</b>	<b>Proposed Action</b>	<b>Notes</b>
64	Almond	25,17	Yes	2	\$4,150	Remove	Low suitability; within development area
65	Japanese privet	6,5,5,4,4,4	No	2	\$350	Remove	Low suitability; within development area
66	Japanese privet	8,7	No	3	\$550	Remove	Low suitability; within development area
67	Jap. black pine	6	No	2	\$100	Remove	Low suitability; within development area
68	Valley oak	12,7	Yes	3	\$2,000	Remove	Low suitability; within development area
69	Japanese privet	9,7,7,3	No	2	\$250	Remove	Low suitability; within development area
70	Plum	6,3	No	2	\$200	Remove	Low suitability; within development area
71	Calif. bay	42	Yes	3	\$17,650	Remove	Low suitability; within development area
72	Calif. bay	31	Yes	2	\$6,350	Remove	Low suitability; within development area
73	Japanese privet	8,8,7,5	No	3	\$1,000	Remove	Low suitability; within development area
74	Japanese privet	8,7,5,5	No	2	\$350	Remove	Low suitability; within development area
75	Japanese privet	9,7,7,5,4	No	2	\$450	Remove	Low suitability; within development area
76	Japanese privet	5,5,5,3	No	3	\$400	Remove	Low suitability; within development area
77	Japanese privet	8,8,7,7,7	No	3	\$1,100	Remove	Low suitability; within development area
78	Japanese privet	13,10,9,9,8,8,4,4	Yes	3	\$2,650	Remove	Low suitability; within development area
79	Apple	6,5,5	No	1	\$150	Remove	Low suitability; within development area

**Proposed Action & Assessment of Value.**  
Irby Ranch LLC

HortScience, Inc.  
August 1, 2016

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Estimate of Value</b>	<b>Proposed Action</b>	<b>Notes</b>
80	London plane	8	No	5	\$1,100	Preserve	Stanley Blvd.
81	London plane	13	No	5	\$2,750	Preserve	Stanley Blvd.
82	London plane	12	No	5	\$2,350	Preserve	Stanley Blvd.
83	London plane	10	No	5	\$1,650	Preserve	Stanley Blvd.
84	London plane	11	No	5	\$2,000	Preserve	Stanley Blvd.
85	London plane	13	No	5	\$2,750	Preserve	Stanley Blvd.
86	London plane	11	No	5	\$2,000	Preserve	Stanley Blvd.
87	London plane	11	No	5	\$2,000	Preserve	Stanley Blvd.
88	London plane	10	No	5	\$1,650	Preserve	Stanley Blvd.
89	London plane	11	No	5	\$2,000	Preserve	Stanley Blvd.
90	London plane	10	No	5	\$1,650	Preserve	Stanley Blvd.
91	London plane	11	No	5	\$2,000	Preserve	Stanley Blvd.
92	London plane	14	No	5	\$3,150	Remove	Impacts from development. Entry road A
93	London plane	13	No	5	\$2,750	Remove	Impacts from development. Entry road A
94	London plane	12	No	4	\$1,800	Preserve	Stanley Blvd.
95	London plane	12	No	4	\$1,800	Preserve	Stanley Blvd.
96	London plane	9	No	5	\$1,350	Preserve	Stanley Blvd.
97	London plane	12	No	4	\$1,800	Preserve	Stanley Blvd.
98	London plane	10	No	5	\$1,650	Preserve	Stanley Blvd.
99	London plane	14	No	5	\$3,150	Preserve	Stanley Blvd.
100	London plane	8	No	5	\$1,100	Preserve	Stanley Blvd.
101	London plane	7	No	5	\$850	Preserve	Stanley Blvd.
102	London plane	7	No	5	\$850	Preserve	Stanley Blvd.
103	London plane	8	No	5	\$1,100	Preserve	Stanley Blvd.
104	London plane	9	No	5	\$1,350	Preserve	Stanley Blvd.
105	London plane	9	No	5	\$1,350	Preserve	Stanley Blvd.
106	London plane	8	No	5	\$1,100	Preserve	Stanley Blvd.
107	London plane	9	No	5	\$1,350	Preserve	Stanley Blvd.
108	London plane	9	No	5	\$1,350	Preserve	Stanley Blvd.
109	London plane	10	No	5	\$1,650	Preserve	Stanley Blvd.

**Proposed Action & Assessment of Value.**  
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HortScience, Inc.  
 August 1, 2016

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Estimate of Value</b>	<b>Proposed Action</b>	<b>Notes</b>
110	Calif. black walnut	7,6	No	3	\$600	Remove	Low suitability; within development area
111	Calif. black walnut	8	No	4	\$650	Remove	Within development area
112	Calif. black walnut	10,5	No	3	\$750	Remove	Low suitability; within development area
113	Calif. black walnut	12,9,5,5	Yes	3	\$1,600	Remove	Low suitability; within development area
114	Calif. black walnut	8,6,5,5	No	3	\$700	Remove	Low suitability; within development area
115	Valley oak	25	Yes	3	\$9,050	Remove	Low suitability; within development area
116	London plane	7	No	4	\$500	Preserve	Tree park
117	Valley oak	38	Yes	4	\$34,650	Preserve	Tree park



# Tree Assessment Plan

**Irby Property  
Pleasanton, CA**

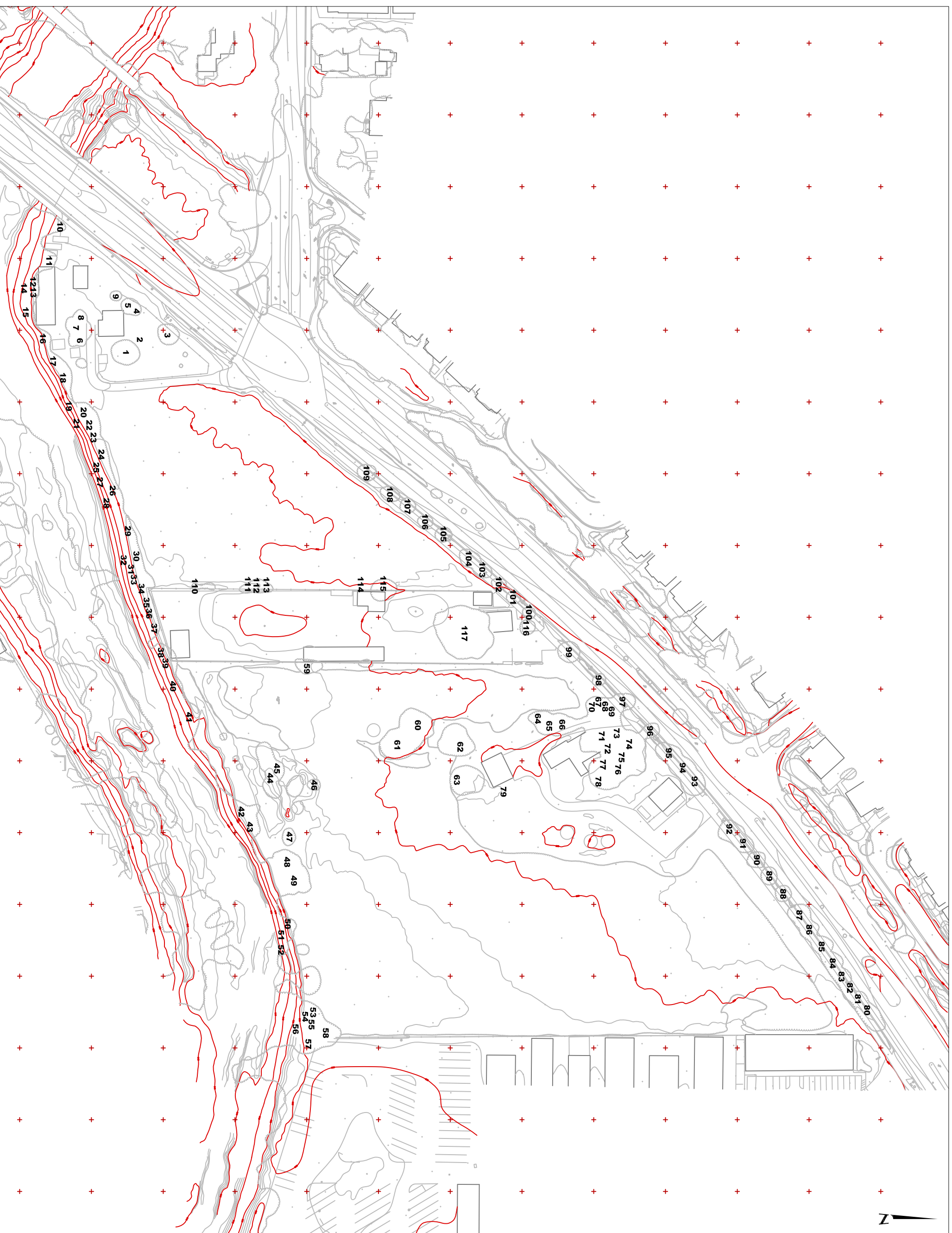
*Prepared for:*  
Irby Ranch, LLC  
Diablo, CA

March 2015

No Scale

*Notes:*  
Base map provided by:  
Carlson, Barbee & Gibson, Inc.  
San Ramon, CA

Numbered tree locations  
are approximate.



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