

**EXHIBIT A
DISCUSSION TOPICS**

**P17-0907
4722 Harrison Street, Winslow
February 28, 2018**

- A. Is the proposed density for the project site acceptable?*
- B. Are the proposed site layout and access acceptable?*
- C. Is the proposed parking for the project acceptable, including the proposed parking access and maneuverability?*
- D. Is the architectural style and design of the proposed apartment building acceptable?*
- E. What other information would assist the Planning Commission in its decision on the proposed project (e.g., additional photo simulations)?*



Timothy C. Ghirardelli
CONSULTING ARBORIST

October 18, 2017

Johnson Lyman Architects
1375 Locust Street, #202
Walnut Creek, CA 94596

RE: Tree Survey-4722 Harrison Street, Pleasanton, CA --Proposed Apartments

Introduction

I have been retained by Johnson Lyman Architects to review existing trees on the property pursuant to guidelines defined by the City of Pleasanton - Tree Preservation Ordinance chapter 17.16 that are within the immediate affected environment where construction is proposed. The City of Pleasanton defines a "Heritage tree" as any single-trunked tree with a circumference of 55-inches or more measured four and one-half feet above ground level, or any tree 35-feet or more in height. This site contains Heritage trees as described meeting guidelines for tree height.

I have reviewed the preliminary existing and proposed Site and Utility Plans provided by Johnson Lyman Architects for Humann Company, Inc. Existing trees are reviewed to evaluate their individual health, their contribution to the site and the affects of proposed construction.

My site review occurred on 09.29.17. Tree diameters are measured at 54-inches above grade. Individual trees are numerically tagged and correspond to those in this survey. Guidelines for tree and root zone protection are provided.

Summary

The site is located in an established residential neighborhood on a level parcel containing an existing single family home and separate cottage in back where the proposed project plans to retain the home in front and remove the cottage in back to construct new apartments. A variety of mature non-native, introduced trees and understory plants define the appearance of the local setting.

Seven (7) trees are surveyed on the property including two (2) adjoining property trees where canopies overreach into the subject property adjacent to the proposed driveway. Four (4) trees require removal on site to facilitate construction of the apartments, utilities and new driveway.

The following pages contain my evaluation.

Timothy C. Ghirardelli

CONSULTING ARBORIST--WC ISA CERTIFIED ARBORIST WE 0704A

Tree Survey

Tree No.	Species	Size @ 54"	Health Vigor	H	Const. Impacts	Remove	Retention Rating	Comments
458	Modesto ash <i>Fraxinus velutina</i>	40	Good	X	Low		Good-Fair	Prominent street tree approximately 65 ft. high. No alterations proposed within the canopy of tree. Recent 14" limb failure east canopy. Existing, remaining structural weaknesses observed in secondary limb structure- addressed for the near-term via recent pruning-further review is advised. Heaving and displacement of sidewalk observed from supporting tree root structure.
[^] 459	Fan palm <i>Washingtonia robusta</i>	[*] 36	Good	X	Low Moderate		Good	On adjoining property approximately 40 ft. high. Access drive is proposed essentially on grade. 6" utility line proposed approximately 7-ft from base of tree. Encroaching surface roots observed below AC paving.
[^] 460	Black acacia <i>Acacia melanoxylon</i>	[*] 25	Good	X	Low Moderate		Fair	On adjoining property approximately 52 ft. high. Access drive is proposed essentially on grade. 6" utility line proposed approximately 7-ft from base of tree. Encroaching surface roots observed below AC paving.
461	Orange tree <i>Citrus sinensis</i>	5-5-7-6	Good		High	✓	Good	Requires removal to facilitate construction. Within proposed 4" utility route and access driveway. Approximately 15 ft. high.
462	Crepe myrtle <i>Lagerstroemia indica</i>	6-5	Good		High	✓	Good	Requires removal to facilitate construction. Adjacent to property boundary fence where 4" utility line is proposed. Also in close proximity to construction. Approximately 18 ft. high.
463	English walnut <i>Juglans regia</i>	19	Good-Fair	X	High	✓	Poor	Requires removal to facilitate construction. Within proposed access driveway with 6" utility line. Suppressed canopy structure in competitive environment. Approximately 35 ft. high.
464	Yew pine <i>Podocarpus macrophyllus</i>	8	Good		High	✓	Fair-Good	Proposed 4" utility line in close proximity to tree in high-use construction area. Approximately 12 ft. high.

^{1,2,3} See Tree Health Evaluation [^]Adjoining Property ^{*}Estimated Trunk Diameter H-Heritage Tree

Tree Inventory Photos





Tree & Root Zone Protection Guidelines

Most nutrient and water absorbing roots that sustain the trees can be found in the top 6 to 12 inches of soil. Raising or lowering grades just 4 to 6 inches, or trenching and compacting soils with equipment within natural tree canopies will all affect tree health and longevity. The following guidelines are provided to limit root zone disturbances that may affect tree health and stability as a result of proposed alterations.

1. Tree & Root Zone Protection Prior to, and During Construction

- 1.1 **PROJECT ARBORIST MONITORING:** A good working relationship between the Arborist and contractor and a clear understanding of contractor issues relative to arboricultural issues is essential to avoid any debilitating tree damage. The Project Arborist shall be retained during pre construction and demolition to review procedures and minimize tree and root zone impacts as well as for operations listed in 1.4 through 1.8 below.
- 1.2 **ESTABLISH MATERIAL & EQUIPMENT STORAGE AREA:** Prior to any approved construction activity, assign a confined, dedicated area for material and equipment storage away from the established tree canopies.
- 1.3 **TREE TRUNK PROTECTION:** Apply Straw Wattles directly to the trunk of any tree where proposed alterations are inside protected tree canopies selected to remain where trunks are exposed. Straw wattles shall be attached non-invasively around each tree trunk from ground level to 6-feet above grade to protect against direct contact from equipment or material handling.
- 1.4 **PROTECTIVE TREE ROOT ZONE FENCING:** Protective fencing is a standard guideline with limited application in this construction environment where selected trees to be retained will undergo alterations within their canopies. Project Arborist monitoring during demolition, grading and trenching operations shall be required instead. The Project Arborist shall direct operations as possible to minimize construction traffic through tree canopies that can compact soil and suffocate roots.
- 1.5 **ORGANIC MULCH:** Organic matter such as wood chips may be applied as a temporary solution over the available root zone area of trees adjacent to construction to limit soil compaction from construction related traffic. The Project Arborist shall direct operations.
- 1.6 **GRADING:** Any and all approved grading or soil disturbance activities within protected tree canopies shall be monitored by the Project Arborist. Grading to remove soil within the canopy of protected trees shall proceed by hand slowly under Project Arborist direction and remove soil in shallow lifts so the Project Arborist can stop the process if roots are observed.
- 1.7 **TREATMENT OF ROOTS:** Roots larger than 2-inches may only be removed with the approval of the Project Arborist. Roots less than 2 inches must be pruned with loppers or hand saw.
- 1.8 **TRENCHING FOR UTILITIES, DRAINAGE, CONDUITS:** The process of hand-trenching shall be used to minimize trauma to tree roots inside the protected tree canopy. Excavation is performed by hand and careful equipment operation under the direction of the Project Arborist. Hand trenching leaves roots 2-inches and larger undisturbed. Soil is removed from under and around tree roots to form the necessary trench.

2. Pruning Prior to Construction

- 2.1 Any and all pruning for clearance or limb removal shall be reviewed by the Project Arborist prior to any pruning activity. Any and all proposed operations shall be approved and completed by approved Certified Arborists familiar with the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A-300) and Best Management Practices for Pruning published the International Society of Arboriculture

3. Landscape Construction

- 3.1 All landscape design or construction shall require Project Arborist review for any design alterations within protected tree canopies.
- 3.2 Any tree canopy encroachment for irrigation supply lines, drainage and electrical conduits for lighting shall be hand trenched avoiding roots 2-inches and larger.
- 3.3 Landscape and irrigation plans shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and minimize the use of fertilizers and pesticides that can contribute to storm water pollution.

4. Arborist's Supplemental Report

- 4.1 As needed at project completion-- any necessary treatments for mitigation shall be provided by the Project Arborist in a supplemental report. The report shall also verify compliance with the City of Pleasanton and the Project Arborist's tree and root zone protection plan requirements.

Tree Health Evaluation

Several factors are involved in the evaluation process. Healthy, vigorous trees are better able to tolerate impacts such as root injury, soil compaction and changes in soil moisture than are trees that are in poor condition prior to impact. The tree Health & Vigor ratings below provide an initial guideline for evaluating tree health. Trees with a Health & Vigor Rating of *excellent* or *good* will be more likely to survive development trauma than those with *fair* or *poor*.

¹Health & Vigor Rating:

Excellent	A healthy, vigorous tree relatively free of signs and symptoms of disease.
Good	Tree with normal shoot elongation, interior dead wood, manageable twig dieback, and/or pest problems. Tree structure may influence considerations.
Fair	Tree with moderate amounts of twig and branch dieback, thinning canopy, reduced vigor, wounds that are slow to recover, with 65 to 80% of the canopy alive. May have poor branch structure and/or suppressed canopy. May have conditions that are manageable to improve tree health.
Poor	Tree with dieback of large limbs, large wounds with little callus growth, visible decay, and 30 to 60% of the canopy alive. Tree may also have dieback and decay in primary in scaffold limbs and/or trunk structure. May have large cavities and be structurally unsound beyond any reasonable management.

Retention Rating---Factors Considered in the Evaluation of Trees Suitable for Retention

1. Tree Location, Structure and Competition

The location of the tree is considered with respect to the future environment. Site development increases the frequency of use thereby increasing the concern for structural deficiencies or trees in decline that might become a liability. Trunks and limbs are visually examined to evaluate structural defects and decay that could lead to breakage, or failure.

2. Species Tolerance

Trees respond to environmental changes according to individual genetic ability. For example, Coast live oaks are more capable of withstanding development trauma than Valley oaks similar in size condition and relative construction impacts. Considerations also include age and longevity

3. Contribution

Contribution refers to the evaluation of individual, and/or grove characteristics to the site, neighborhood and benefits to the public. Factors also weigh the above Health/Vigor assessments and both function and aesthetic:

Functional considerations may include species, age and longevity, structure, stability and risks, benefits that include shade, screening and/or sun protection, wildlife habitat or ecological considerations, and the effects of competition.

Aesthetic considerations may include species importance, rarity or uniqueness, natural or exotic, visual interest including seasonal and structural features, appearance and placement in the environment.

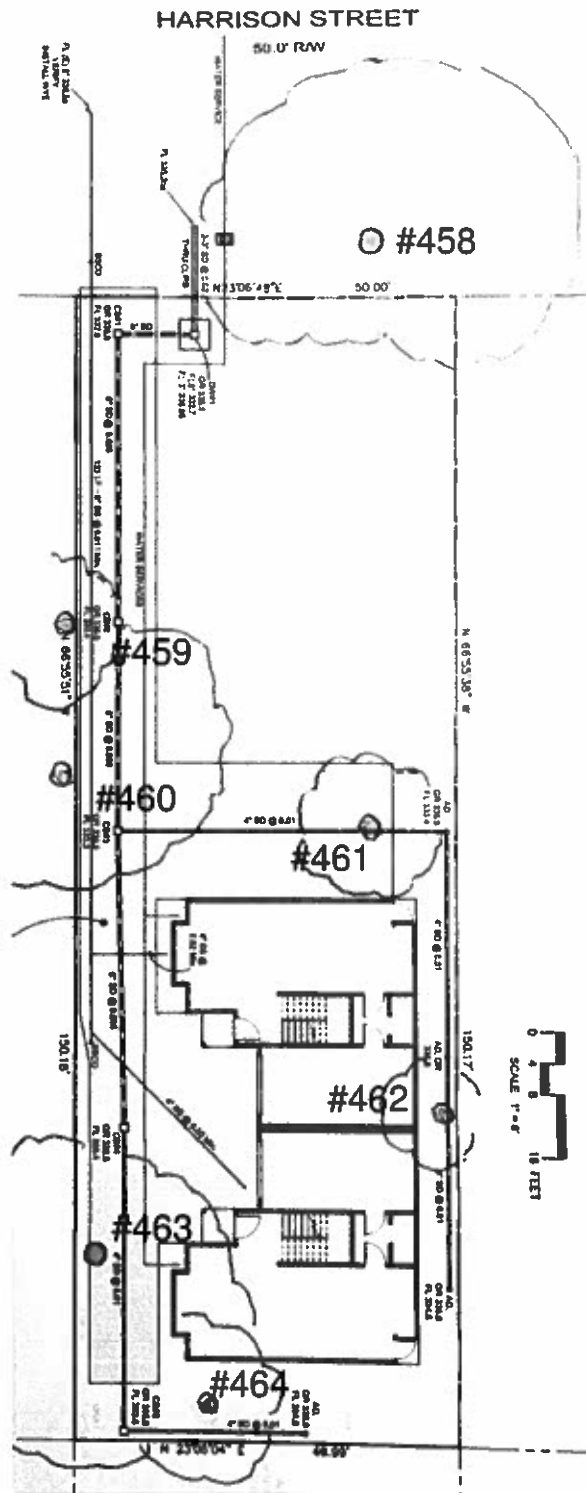
²Proposed Construction Impacts

High Impact	Impacts that are at, or beyond the maximum range of root loss. Significant changes in the proposed plan are required in order to retain the tree. Specific recommendations are required from the Arborist to reduce proposed impacts.
Moderate Impact	Impacts considered to be within the range of sustainable root loss. Specific recommendations are required from the Arborist to reduce proposed impacts.
Low Impact	Minor impacts well within the sustainable range of root loss. Arborist supervised alterations within the tree canopy are required.

³Retention Rating

Excellent	Ideal specimen both functionally and aesthetically with good health and longevity.
Good	Tree suited to retention for the long term. Individual characteristics are weighed. Any health or structural concerns are manageable with reasonable care.
Fair	Tree may have age, health, and/or structural concerns that may, or may not be manageable. Aesthetics are likely to be affected or affect other more valuable trees. Removal may benefit others.
Poor	Tree is likely to be poor candidate for the long term, in decline and/or have non-manageable structural concerns. Removal is likely to benefit others.

Site Plan



Not to Scale-Plan Provided by Humann Company Inc.

ADDENDUM: Tree Survey-4722 Harrison Street, Pleasanton, CA --Proposed Apartments

Tree Appraisal's

Tree appraisals are provided by city request.

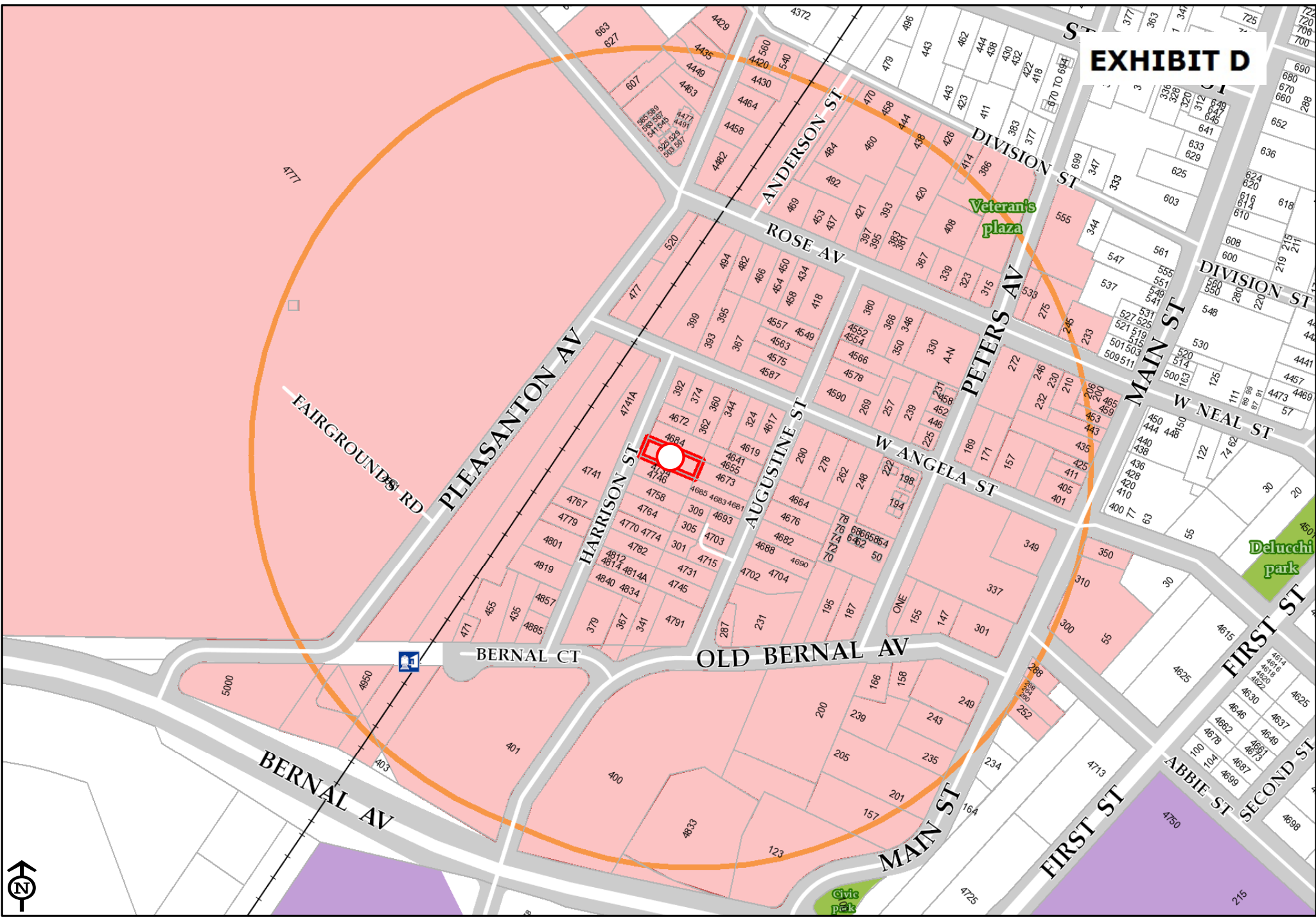
The tree appraisal and valuation process uses the Guide for Plant Appraisal, ninth edition, 2000 (Published by the International Society of Arboriculture (ISA) for the Council of Tree and Landscape Appraisers). Basic price, replacement cost and species factors are those published in a regional supplement titled *Species Classification & Group Assignment* by the Western Chapter of ISA for the 9th edition guide above.

Tree #	Common Name	Botanical Name	Size @ 54"	Species %	Condition %	Location %	Appraised Value
458	Modesto ash	<i>Fraxinus velutina</i>	40	30	50	70	\$4,400.00
^459	Fan Palm	<i>Washingtonia robusta</i>	*36	70	50	50	\$1,000.00
^460	Black acacia	<i>Acacia melanoxylon</i>	*25	30	40	50	\$1,300.00
461	Orange tree	<i>Citrus sinensis</i>	5-5-7-6	70	60	60	\$4,350.00
462	Crepe myrtle	<i>Lagerstroemia indica</i>	6-5	70	70	70	\$1,350.00
463	English walnut	<i>Juglans regia</i>	19	70	70	50	\$3,100.00
464	Yew pine	<i>Podocarpus macrophyllus</i>	8	70	70	50	\$950.00

^Adjoining Property

*Estimated trunk diameter-no access to adjoining property tree

EXHIBIT D



P17-0907, 4722 Harrison Street, Robert Lyman for Dennis Winslow

