ATTACHMENT 2

PUD-85-02-02D-06M

Lexus of Pleasanton

EXHIBIT B

RECEIVED MARCH 7, 2014

Preliminary Arborist Report

4346 Rosewood Dr.

Pleasanton, CA

PREPARED FOR

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March 6, 2014

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4346 Rosewood Dr.
Pleasanton, CA

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Introduction and Overview

Lexus of Pleasanton is planning a new showroom and service center at 4346 Rosewood Dr., Pleasanton. Currently a showroom, service center and parking lot exist on site. HortScience, Inc. was asked to prepare a **Preliminary Arborist Report** for the site as part of the application to the City of Pleasanton. This report is preliminary because construction and utility plans were not available at the time of writing this report.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. An assessment of the trees that would be possibly preserved and removed based on David Babcock & Associates conceptual design.
3. An appraisal value of the trees according to the procedures described in the *Guide for Plant Appraisal* (Council of Tree and Landscape Appraisers).
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on February 26, 2014. The survey included trees 6" in diameter and greater, located within and adjacent to the proposed project area. Trees located off-site that were either near the proposed project or had canopies extending over the property line were included. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 4.5' above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:

   5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.

   4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

   3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.

   2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

   1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

5. Rating the suitability for preservation as ”high”, “moderate” or “low”. Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.
   - ***High***: Trees with good health and structural stability that have the potential for longevity at the site.
   - ***Moderate***: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in ‘high’ category.
   - ***Low***: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

City of Pleasanton Urban Tree Protection Requirements

The Pleasanton Municipal Code Chapter 17.16 controls the removal and preservation of Heritage trees within the city. Heritage trees are defined as:

1. Any single-trunked tree with a circumference of 55 inches or more measured four and one-half feet above ground level;
2. Any multi-trunked tree of which the two largest trunks have a circumference of 55 inches (18 inches diameter) or more measured four and one-half feet above ground level;
3. Any tree 35 feet or more in height;
4. Any tree of particular historical significance specifically designated by official action;
5. A stand of trees, the nature of which makes each dependent upon the other for survival or the area’s natural beauty.

Heritage trees may not be removed, destroyed or disfigured without a permit.

Description of Trees

Ninety-two (92) trees representing 12 species were evaluated (Table 1). Two street trees (#83 & 84) and 36 off-site trees (#16-24, 27-28, 30-33, 36-49, & 75-79) were evaluated because their canopies extend onto the subject property. Over half of the trees (52 trees) assessed were in fair condition, 15 were in poor condition and 25 were in good condition. Descriptions of each tree are found in the ***Tree Assessment Form*** and approximate locations are plotted on the ***Tree Inventory Map*** (see Exhibits).

The most common species assessed was Aleppo pine (31 trees). These trees were along the south edge of the property (Photo 1). Only two Aleppo pines (#53 & 54) were on-site, the remaining 29 trees were a few feet south of the property line; their canopies intruded into the site. The Aleppo pines ranged in trunk diameter from 16 to 31” with an average of 23”.

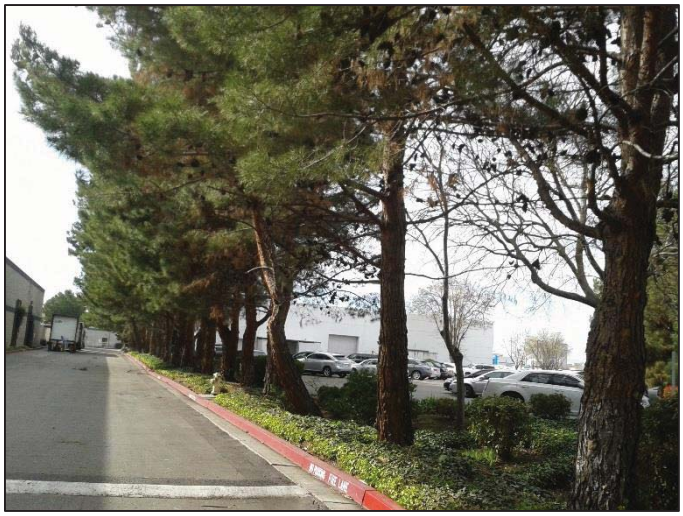

Photo 1: The row of off-site Aleppo pines on the southern boundary of the property (#78 on right).

These trees were primarily in fair condition (24 trees) with only one tree in good condition and six in poor. They tended to have narrow canopies due to crowded growing conditions and poor structure. The trunks had masses of pitch indicative of infestation with sequoia pitch moth.

Table 1. Condition ratings and frequency of occurrence of trees 4346 Rosewood Dr., Pleasanton, CA

		Condition			
Common Name	**Scientific Name**	**Poor (1-2)**	**Fair (3)**	**Good (4-5)**	**Total**
Hackberry	*Celtis occidentalis*	1	1	1	**3**
Red ironbark	*Eucalyptus sideroxylon*	1	1	1	**3**
Raywood ash	*Fraxinus oxycarpa* 'Raywood'	-	-	1	**1**
Honey locust	*Gleditsia triacanthos*	-	2	2	**4**
Crape myrtle	*Lagerstroemia indica*	-	-	1	**1**
Glossy privet	*Ligustrum lucidum*	-	-	1	**1**
Sweetgum	*Liquidambar styraciflua*	1	9	9	**19**
Canary Island pine	*Pinus canariensis*	-	-	2	**2**
Aleppo pine	*Pinus halepensis*	6	24	1	**31**
Callery pear	*Pyrus calleryana*	5	11	3	**19**
Evergreen pear	*Pyrus kawakamii*	-	-	2	**2**
African sumac	*Rhus lancea*	1	4	1	**6**
Total		**15**	**52**	**25**	**92**

Two species had 19 trees each: sweetgum and Callery pear. Both species were spread throughout the parking lot in small islands limiting potential growth. The sweetgums were in good condition (9 trees) with 9 trees in fair condition and one in poor. They were young to semi-mature ranging from 6 to 15” in trunk diameter with an average of 10”. The sweetgums tended to be narrow with an upright form (Photo 2).

The Callery pears had three trees in good condition, 11 in fair condition and five in poor condition. They were young to semi-mature ranging in trunk diameter from 7 to 19” with an average of 13”. They tended to have multiple attachments (Photo 3). Several trees were thin due to excessive pruning.

Six African sumacs were located in the south western corner of the property. They were in fair condition (4 trees) with one in good condition and one in poor condition. They tended to be semi-mature, ranging in trunk diameter from 10” to 22” with an average of 14”. Some suffered from poor form, thin canopies, and sunburn (Photo 4).

Photo 2: Sweetgum #92 had a narrow upright form that was typical of the sweetgums at the site.

Photo 3 (left): Callery pear #7 was growing in a small parking lot island had multiple branch attachments arising at one location and a dense full canopy.

Photo 4 (right): African sumac #1 was in fair condition with a thin canopy and sunburned trunk.

Seven species were represented by four trees or less:

- Four honey locust were in the parking lots with the sweetgums and the Callery pears.
- Three hackberries were located in the east and northwestern corners.
- Three red ironbarks were growing between the existing building and the Aleppo pines.
- Two evergreen pears were in the parking lots with the sweetgums and Callery pears.
- Two Canary Island pine street trees were the tallest trees assessed.
- One Raywood ash was growing off-site.
- One small crape myrtle growing near the line of pines.
- One glossy privet growing near the freeway offramp.

Forty-nine (49) trees evaluated qualified as *Heritage*. *Heritage* status of individual trees is identified in the ***Tree Assessment Form and Tree Inventory Map*** (see Exhibits).

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. 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. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

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. For example, Callery pear #64 likely will not tolerate construction impacts as well as the healthier pears.

- **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. Aleppo pine #31 was an example of such a tree.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, Callery pear is moderately tolerant of construction while hackberry tolerates construction well.

- **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 that 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 being invasive. Pleasanton is part of the Central West Floristic Province. No trees assessed are identified as invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see ***Tree Assessment Forms*** in Exhibits, and Table 2). We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with poor 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.

Table 2: Tree suitability for preservation
4346 Rosewood Dr., Pleasanton, CA.

High	These are trees with good health and structural stability that have the potential for longevity at the site. Nineteen (19) trees had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. Forty-nine (49) trees had moderate suitability for preservation.
Low	Trees in this category are in poor health or have 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. Twenty-four (24) trees had low suitability for preservation.

Species	Low	Moderate	High	Total
African sumac	2	2	2	**6**
Aleppo pine	11	19	1	**31**
Callery pear	5	12	2	**19**
Canary Island pine	-	-	2	**2**
Crape myrtle	-	-	1	**1**
Evergreen pear	-	-	2	**2**
Glossy privet	-	1	-	**1**
Hackberry	1	1	1	**3**
Honey locust	1	1	2	**4**
Raywood ash	-	-	1	**1**
Red ironbark	2	1	-	**3**
Sweetgum	2	12	5	**19**
Total	**24**	**49**	**19**	**92**

Evaluation of Impacts and Recommendations for Preservation

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 point for tree condition and quality. I referred to the Concept Plan created by EMHT dated January 24, 2014 and CAD files titled 20121377-cs-refr-n provided by Redline Design Group estimate impacts to trees from the proposed construction. Improvement, drainage and utility plans have yet to be prepared for the project. When those plans are available, a final assessment of trees to be preserved and removed can be prepared.

Because the plans are to demolish and build new parking lots and buildings, tree preservation will be limited. The main area for potential tree preservation is the line of Aleppo pines just off-site along the southern boundary of the property. Preserving these trees would require retaining the existing area and curb locations as is. Mature pines tend to become unstable when large roots are removed, so it is important to avoid damaging the existing root area.

The Aleppo pines can be broken into three groups in terms of preservation. Aleppo pines #16-21, 41-49 & 53-54 may be able to be preserved depending on the specific plans for construction, drainage and utilities in this area. It appears that the existing curb will remain the same, but other work is planned in the landscape area. Aleppo pines #22-24, 27-28 & 30-32 currently have a large area for root development to the north which will be excavated and paved (Photo 5). This will destabilize these pines, necessitating their removal.

Photo 5: Aleppo pine (#32) and other trees in this photo will be impacted by pavement extending into current landscape area.

Aleppo pines #33 & 36-40 are growing in a narrower landscaped area and may be able to be preserved if the existing curb location is kept at the same location.

I estimate that seven additional trees can be preserved: African sumac #1, evergreen pear #75, raywood ash #76, sweetgums #77-79, and Canary Island pine street tree #84 with minimal impacts anticipated from the available plans. Seven trees (honey locust #2; sweetgums #14-15; glossy privet #50; hackberry #52 & 74 and Canary Island pine #83) can possibly be preserved depending on more specific plans.

Over-all, seven trees will be preserved, 58 trees will be removed, and the fate of 27 trees cannot be determined at this time. Preservation of the trees is predicated on the construction impacts being within the tolerances of the trees and on the implementation of specific recommendations in the *Tree Preservation Guidelines*.

Tree Appraisal

The City of Pleasanton requires an appraisal of the value of the trees on the property. In appraising the value of the trees, we employed the standard methods found in ***Guide for Plant Appraisal***, 9th edition (International Society of Arboriculture, Champaign IL, 2000). In addition, we 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 on 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. Condition reflects the health and structural integrity of the individual. The location factor considers the site, placement and contribution of the tree in its surrounding landscape.

The appraised value of each tree is provided in the Exhibits. The value of the 58 trees to be removed is $93,000. The value of the seven trees to be preserved is $26,850, and the value of the 27 trees that cannot be determined at this time is $74,200.

Preliminary Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees depends on the amount of excavation and grading, care with which demolition is undertaken, and construction methods. The following recommendations will help reduce impacts to trees from development as well as maintain and improve their health and vitality through the clearing, grading and construction phases. The key elements of a tree preservation plan for this site would include:

- Retaining select trees with high suitability for preservation, including sweetgums and Aleppo pines.

- Establishing **Tree Protection Zones** for each tree to be preserved.

Design recommendations

1. Survey and plot the trunk location and elevations of trees proposed to be preserved on all plans to assist in evaluating impacts to trees.

2. Forward all plans affecting trees to the Consulting Arborist for review of impacts to trees. These include, but are not limited to, demolition plans, grading and utility plans, landscape and irrigation plans.

3. For trees identified for preservation, designate a **Tree Protection Zone** in which no construction, grading and underground services including utilities, sub-drains, water or sewer will be located. For design purposes, the **Tree Protection Zone** should be either edge of the existing planting area.

4. Include **Tree Preservation Notes**, prepared by the Consulting Arborist, on all plans.

5. Verify that any herbicides placed under paving materials are safe for use around trees and labeled for that use.

6. Design irrigation systems so that no trenching will occur within the **Tree Protection Zone**.

7. Do not lime soil within 20' of any tree designated for preservation. Lime is toxic to tree roots.

Pre-construction treatments and recommendations

1. Have the construction superintendent meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.

2. Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City. Fences are to remain in place until all grading and construction is completed.

3. Prune trees to be preserved to clean the crown and to provide construction clearance. Any pruning of off-site trees must be done with the property owner's permission. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the *Tree Pruning Guidelines* of the International Society of Arboriculture. Brush shall be chipped and spread beneath the trees within the **Tree Protection Zone.**

Recommendations for tree protection during construction

1. Prohibit grading, construction, demolition or other work within the **Tree Protection Zone**. Any modifications must be approved and monitored by the Consulting Arborist.

2. Ensure that any root pruning required for transplanting or construction purposes shall receive the prior approval of, and be supervised by, the Consulting Arborist.

3. Apply and maintain 4-6" of wood chip mulch within the **Tree Protection Zone**. Keep the mulch 2' from the base of tree trunks.

4. Evaluate any injury to trees that should occur during construction. Notify the Consulting Arborist so that appropriate treatments can be applied.

5. Prohibit the dumping and/or storage of excess soil, chemicals, debris, equipment or other materials within the **Tree Protection Zone**.

6. Require that any tree pruning needed for clearance during construction be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees
Trees preserved at 4346 Rosewood Dr. will experience a different physical environment than pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulching, pest management, and irrigation may be required. In addition, monitoring tree health and structural stability following construction must be made a priority. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, it is recommended that the property owner have the trees inspected annually for structural condition and health and take appropriate action to preserve the trees.

HortScience, Inc.

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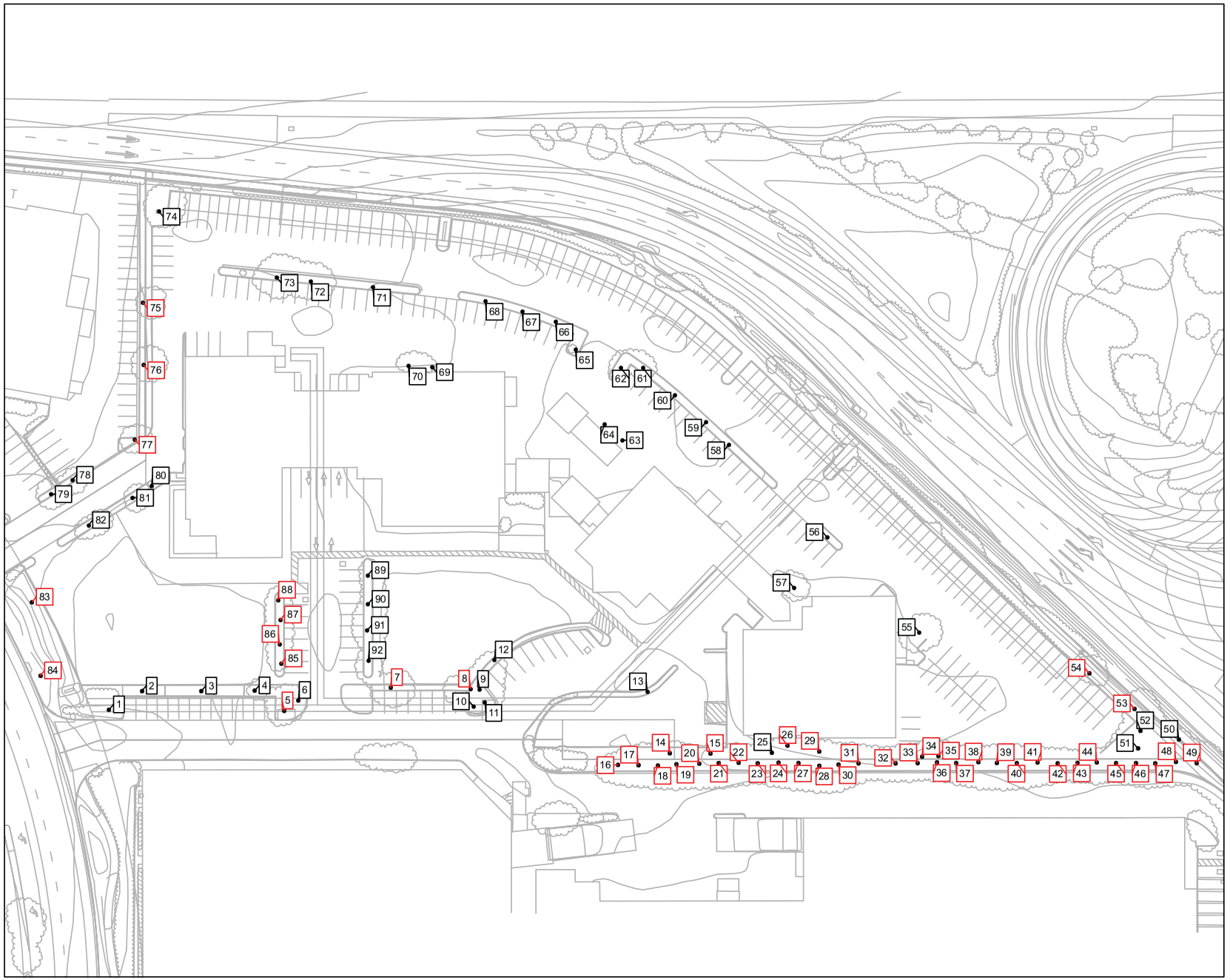
Certified Arborist #WE-10268A



Tree Inventory Map

4346 Rosewood Dr.
Pleasanton, CA

Prepared for:
David Babcock & Associates

March 6, 2014

Notes:
1. Tree locations are approximate.

2. Basemap is TREE SURVEY POINTS.dwg from Redline Design Group.

3. Red indicates Heritage.

Heritage

- No
- Yes

N

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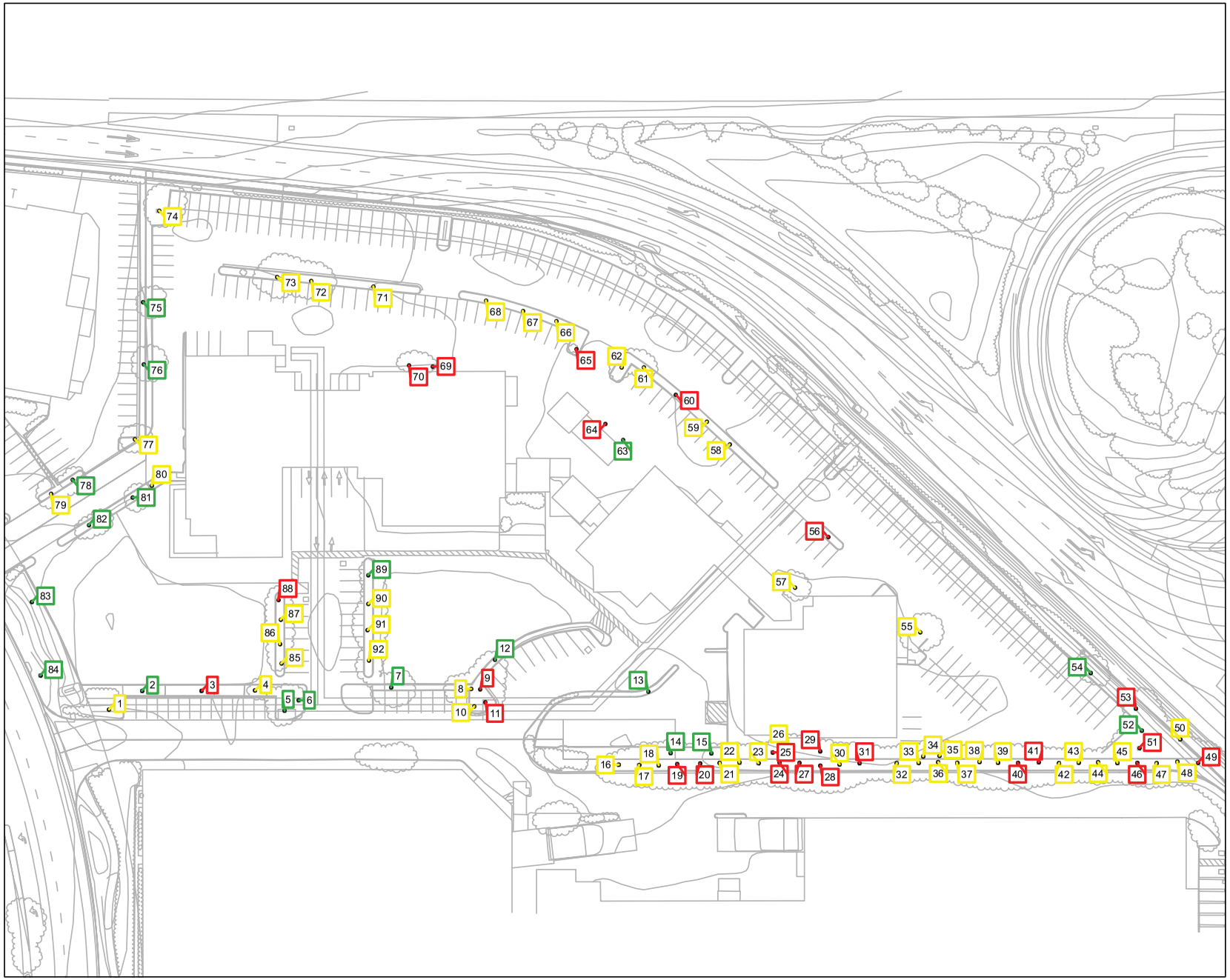

Tree Assessment Map

4346 Rosewood Dr.
Pleasanton, CA

Prepared for:
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March 6, 2014

Notes:
1. Tree locations are approximate.

2. Basemap is TREE SURVEY POINTS.dwg from Redline Design Group.

3. Colors indicate suitability for preservation.

Suitability for Preservation

- High
- Low
- Moderate

N

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Tree Assessment

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Heritage Tree?	Comments
1	African sumac	13	3	Moderate	No	Codominant at 5 feet; sunburn; thin canopy.
2	Honey locust	7	4	High	No	Good young tree; remove staking.
3	Honey locust	6	3	Low	No	Peeling bark; fungus; remove staking.
4	Honey locust	6	3	Moderate	No	Trunk wound; fungus; remove staking.
5	African sumac	22	4	High	Yes	Good form and structure; Awkward branch angles.
6	African sumac	13	3	High	No	Poor form and structure; many shoots from branches.
7	Callery pear	18	3	High	Yes	Pruning wounds; multiple attachment at 10 feet.
8	Callery pear	14	3	Moderate	Yes	Asymmetrical; poor form; multiple attachment at 10 feet.
9	African sumac	10	2	Low	No	Extremely poor form.
10	African sumac	13	3	Moderate	No	Asymmetrical; multiple attachment at 10 feet.
11	African sumac	15	3	Low	No	Included bark; trunk wounds; codominant at 6 feet.
12	Evergreen pear	8	4	High	No	Good form and structure; good young tree.
13	Crape myrtle	6	4	High	No	Good form and structure; good young tree; bowed trunk.
14	Sweetgum	10	4	High	Yes	Good form and structure; crowded by neighbors.
15	Sweetgum	7	3	High	Yes	Good form and structure; crowded by neighbors.
16	Aleppo pine	26	3	Moderate	Yes	Off-site; no central leader; sequoia pitch moth; crooked trunk; flagging.
17	Aleppo pine	27	3	Moderate	Yes	Off-site; sequoia pitch moth; crooked trunk; heavy lateral branching.
18	Aleppo pine	22	3	Moderate	Yes	Off-site; sequoia pitch moth; codominant; narrow crown.
19	Aleppo pine	28	3	Low	Yes	Off-site; sequoia pitch moth; codominant; narrow crown; leans south.
20	Aleppo pine	26	3	Low	Yes	Off-site; sequoia pitch moth; codominant; narrow crown; leans south.
21	Aleppo pine	26	3	Moderate	Yes	Off-site; sequoia pitch moth; codominant; narrow crown; heavy limb to south.
22	Aleppo pine	27	3	Moderate	Yes	Off-site; sequoia pitch moth; codominant; narrow crown; included bark.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Heritage Tree?	Comments
23	Aleppo pine	23	3	Moderate	Yes	Off-site; sequoia pitch moth; codominant; narrow crown; thin.
24	Aleppo pine	20	2	Low	Yes	Off-site; sequoia pitch moth; codominant; narrow crown; thin.
25	Red ironbark	14	2	Low	No	Crook in trunk; crowded by neighbors.
26	Red ironbark	26	4	Moderate	Yes	Codominant at 12 feet; against building; full crown.
27	Aleppo pine	23	2	Low	Yes	Off-site; sequoia pitch moth; codominant; narrow crown; thin; leans south.
28	Aleppo pine	22	2	Low	Yes	Off-site; sequoia pitch moth; codominant; narrow crown; thin; leans heavy south.
29	Red ironbark	22	3	Low	Yes	Crooked trunk; snag branch; corkscrew trunk.
30	Aleppo pine	27	3	Moderate	Yes	Off-site; sequoia pitch moth; codominant at 24 feet; full crown; history of branch failure.
31	Aleppo pine	24	2	Low	Yes	Off-site; sequoia pitch moth; mostly dead; small stem remaining; 12 inch seem remaining.
32	Aleppo pine	27	3	Moderate	Yes	Off-site; sequoia pitch moth; codominant at 12 feet; narrow crown.
33	Aleppo pine	25	3	Moderate	Yes	Off-site; sequoia pitch moth; heavy lateral branch; thin.
34	Sweetgum	10	3	Moderate	Yes	Leaning; asymmetrical; narrow crown.
35	Sweetgum	9	3	Moderate	Yes	Leaning; asymmetrical; narrow crown; codominant at 5 feet.
36	Aleppo pine	17	3	Moderate	Yes	Off-site; sequoia pitch moth; crooked trunk; thin; scraggly.
37	Aleppo pine	20	3	Moderate	Yes	Off-site; sequoia pitch moth; narrow crown; codominant at 10 feet.
38	Aleppo pine	27	3	Moderate	Yes	Off-site; sequoia pitch moth; narrow crown; multiple attachment at 10 feet.
39	Aleppo pine	27	3	Moderate	Yes	Off-site; sequoia pitch moth; narrow crown; heavy lateral branches south.
40	Aleppo pine	25	3	Low	Yes	Off-site; sequoia pitch moth; narrow crown; asymmetrical south.
41	Aleppo pine	23	3	Low	Yes	Off-site; sequoia pitch moth; narrow crown; narrow attachment; included bark to seam down trunk.

Tree Assessment

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Heritage Tree?	Comments
42	Aleppo pine	20	3	Moderate	Yes	Off-site; sequoia pitch moth; narrow crown; heavy lateral to south.
43	Aleppo pine	24	3	Moderate	Yes	Off-site; sequoia pitch moth; narrow crown; lean south.
44	Aleppo pine	19	3	Moderate	Yes	Off-site; sequoia pitch moth; narrow crown; asymmetrical south.
45	Aleppo pine	19	3	Moderate	Yes	Off-site; sequoia pitch moth; narrow crown; scraggly; corkscrew trunk.
46	Aleppo pine	16	1	Low	Yes	Off-site; partial failure; history of branch failure; thin.
47	Aleppo pine	21	3	Moderate	Yes	Off-site; sequoia pitch moth; lean south; full crown.
48	Aleppo pine	24	3	Moderate	Yes	Off-site; sequoia pitch moth; multiple attachment at 10 feet; asymmetrical.
49	Aleppo pine	31	2	Low	Yes	Off-site; sequoia pitch moth; multiple attachment at 5 feet; heavy lean towards freeway off-ramp; flagging.
50	Glossy privet	6,6,5,4	4	Moderate	No	Bushy; on fence to freeway.
51	Hackberry	7	2	Low	No	Crooked trunk; asymmetrical; crowded by neighbor; dieback.
52	Hackberry	15	4	High	No	Good form and structure; full crown.
53	Aleppo pine	19	3	Low	Yes	Very crooked trunk; corrected full crown.
54	Aleppo pine	19	4	High	Yes	Full crown; Good form and structure.
55	Callery pear	15	4	Moderate	No	Multiple attachment at 8 feet; upright narrow form.
56	Callery pear	11	2	Low	No	Very thin canopy; multiple attachment at 7 feet.
57	Callery pear	15	3	Moderate	No	Multiple attachment at 8 feet; branches fuses back together; narrow attachment.
58	Callery pear	14	3	Moderate	No	Multiple attachment at 8 feet; pruned excessively thin.
59	Callery pear	11	3	Moderate	No	Multiple attachment at 8 feet; pruned excessively thin.
60	Callery pear	12	2	Low	No	Multiple attachment at 8 feet; pruned excessively thin; half dead.
61	Sweetgum	9	3	Moderate	No	Thin canopy; asymmetrical.
62	Callery pear	13	3	Moderate	No	Multiple attachment at 7 feet; lacking vigor.

Tree Assessment

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February 26, 2014

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Heritage Tree?	Comments
63	Callery pear	11	4	High	No	Good young tree.
64	Callery pear	7	2	Low	No	Thin crown; trunk wound; scraggly.
65	Sweetgum	6	2	Low	No	Crooked trunk; trunk wounds; leaning east; girdling roots.
66	Callery pear	10	3	Moderate	No	Multiple attachment at 7 feet; thin crown.
67	Callery pear	9	3	Moderate	No	Multiple attachment at 7 feet; thin crown.
68	Callery pear	10	3	Moderate	No	Multiple attachment at 7 feet; thin crown.
69	Callery pear	10	2	Low	No	Codominant at 7 feet; narrow attachment; includes bark; leans east; topped.
70	Callery pear	12	2	Low	No	Codominant at 12 feet; narrow attachment; includes bark; leans east; topped.
71	Callery pear	12	3	Moderate	No	Codominant at 7 feet; narrow attachment; includes bark.
72	Callery pear	16	4	Moderate	No	Multiple attachment at 7 feet; full crown.
73	Callery pear	19	3	Moderate	No	Multiple attachment at 7 feet; awkward branch angles.
74	Hackberry	17	3	Moderate	No	Been topped; multiple attachment at 8 feet.
75	Evergreen pear	16	4	High	Yes	Offsite; good form and structure.
76	Raywood ash	17,12,11	4	High	Yes	Offsite; multiple attachment at base; full dense crown.
77	Sweetgum	15	3	Moderate	Yes	Offsite; codominant at 6 feet; narrow tall form.
78	Sweetgum	10	4	High	No	Offsite; slightly crooked trunk; full crown.
79	Sweetgum	8,8	3	Moderate	No	Offsite; codominant at 2 feet; full crown.
80	Sweetgum	11	4	Moderate	No	Multiple attachment at 5 feet; prunes thin; narrow form.
81	Sweetgum	9	4	High	No	Good young tree; slightly thin canopy.
82	Sweetgum	9	4	High	No	Good young tree; slightly thin canopy.
83	Canary Island pine	23	4	High	Yes	Street tree; full crown; leans slightly east.
84	Canary Island pine	26	4	High	Yes	Street tree; full crown; branch at 4 feet; irrigation spray.
85	Sweetgum	7	4	Moderate	Yes	Small island; awkward branching at 10 feet; narrow form.
86	Sweetgum	11	4	Moderate	Yes	Small island; multiple attachment at 10 feet; narrow form.
87	Sweetgum	11	4	Moderate	Yes	Small island; branching at 3 feet; narrow form.

Tree Assessment

4346 Rosewood Dr.
Pleasanton, CA
February 26, 2014

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Heritage Tree?	Comments
88	Sweetgum	12	3	Low	Yes	Small island; codominant at 6 feet; included bark; swelling.
89	Honey locust	6	4	High	No	Good young tree.
90	Sweetgum	11	4	Moderate	No	Small island; awkward branching; narrow form.
91	Sweetgum	8	3	Moderate	No	Small island; multiple attachment at 5 feet; thin canopy.
92	Sweetgum	10	3	Moderate	No	Small island; multiple attachment at 5 feet; thin canopy.

Tree Appraisal

4346 Rosewood Dr.
Pleasanton, CA
February 26, 2014

HORT SCIENCE

Tree ID	Species	Trunk Diameter (in.)	Heritage Tree?	Preserve?	Appraised Value
1	African sumac	13	No	Preserve	$2,450
2	Honey locust	7	No	Possibly preserve, if curb location kept the same	$450
3	Honey locust	6	No	Remove, unlikely to tolerate impacts	$250
4	Honey locust	6	No	Remove, unlikely to tolerate impacts	$250
5	African sumac	22	Yes	Remove, within display area	$9,600
6	African sumac	13	No	Remove, within display area	$2,450
7	Callery pear	18	Yes	Remove, within display area	$2,650
8	Callery pear	14	Yes	Remove, within display area	$1,600
9	African sumac	10	No	Remove, within display area	$850
10	African sumac	13	No	Remove, within display area	$2,450
11	African sumac	15	No	Remove, within display area	$3,200
12	Evergreen pear	8	No	Remove, within building envelope	$800
13	Crape myrtle	6	No	Remove, within building envelope	$600
14	Sweetgum	10	Yes	Possibly preserve, depending on building pad and BMP	$1,350
15	Sweetgum	7	Yes	Possibly preserve, depending on building pad and BMP	$500
16	Aleppo pine	26	Yes	Possibly preserve, depending on BMP	$3,750
17	Aleppo pine	27	Yes	Possibly preserve, depending on BMP	$4,050
18	Aleppo pine	22	Yes	Possibly preserve, depending on BMP	$2,700
19	Aleppo pine	28	Yes	Possibly preserve, depending on BMP	$4,350
20	Aleppo pine	26	Yes	Possibly preserve, depending on BMP	$3,750
21	Aleppo pine	26	Yes	Possibly preserve, depending on BMP	$3,750
22	Aleppo pine	27	Yes	Remove, unlikely to tolerate impacts	$4,050
23	Aleppo pine	23	Yes	Remove, unlikely to tolerate impacts	$2,950
24	Aleppo pine	20	Yes	Remove, unlikely to tolerate impacts	$1,350
25	Red ironbark	14	No	Remove, within parking lot	$200
26	Red ironbark	26	Yes	Remove, within parking lot	$1,750
27	Aleppo pine	23	Yes	Remove, unlikely to tolerate impacts	$1,750
28	Aleppo pine	22	Yes	Remove, unlikely to tolerate impacts	$1,600
29	Red ironbark	22	Yes	Remove, within parking lot	$900
30	Aleppo pine	27	Yes	Remove, unlikely to tolerate impacts	$4,050
31	Aleppo pine	24	Yes	Remove, unlikely to tolerate impacts	$1,900
32	Aleppo pine	27	Yes	Remove, unlikely to tolerate impacts	$4,050

Tree Appraisal

4346 Rosewood Dr.
Pleasanton, CA
February 26, 2014

HORT SCIENCE

Tree ID	Species	Trunk Diameter (in.)	Heritage Tree?	Preserve?	Appraised Value
33	Aleppo pine	25	Yes	Possibly preserve, if curb location kept the same	$3,450
34	Sweetgum	10	Yes	Possibly preserve, if curb location kept the same	$950
35	Sweetgum	9	Yes	Possibly preserve, if curb location kept the same	$800
36	Aleppo pine	17	Yes	Possibly preserve, if curb location kept the same	$1,600
37	Aleppo pine	20	Yes	Possibly preserve, if curb location kept the same	$2,250
38	Aleppo pine	27	Yes	Possibly preserve, if curb location kept the same	$4,050
39	Aleppo pine	27	Yes	Possibly preserve, if curb location kept the same	$4,050
40	Aleppo pine	25	Yes	Remove, unlikely to tolerate impacts	$3,450
41	Aleppo pine	23	Yes	Remove, unlikely to tolerate impacts	$2,950
42	Aleppo pine	20	Yes	Possibly preserve, if curb location kept the same	$2,250
43	Aleppo pine	24	Yes	Possibly preserve, if curb location kept the same	$3,200
44	Aleppo pine	19	Yes	Possibly preserve, if curb location kept the same	$2,000
45	Aleppo pine	19	Yes	Possibly preserve, if curb location kept the same	$2,000
46	Aleppo pine	16	Yes	Remove, risk of failure	$0
47	Aleppo pine	21	Yes	Possibly preserve, if curb location kept the same	$2,450
48	Aleppo pine	24	Yes	Possibly preserve, if curb location kept the same	$3,200
49	Aleppo pine	31	Yes	Remove, risk of failure	$0
50	Glossy privet	6,6,5,4	No	Possibly preserve, depending on BMP	$550
51	Hackberry	7	No	Remove, risk of failure	$0
52	Hackberry	15	No	Possibly preserve, depending on BMP	$2,500
53	Aleppo pine	19	Yes	Remove, risk of failure	$0
54	Aleppo pine	19	Yes	Possibly preserve, depending on BMP	$2,800
55	Callery pear	15	No	Remove, within parking lot	$2,800
56	Callery pear	11	No	Remove, within parking lot	$600
57	Callery pear	15	No	Remove, within parking lot	$2,000

Tree Appraisal

4346 Rosewood Dr.
Pleasanton, CA
February 26, 2014

HORT SCIENCE

Tree ID	Species	Trunk Diameter (in.)	Heritage Tree?	Preserve?	Appraised Value
58	Callery pear	14	No	Remove, within building envelope	$1,600
59	Callery pear	11	No	Remove, within parking lot	$1,000
60	Callery pear	12	No	Remove, within parking lot	$700
61	Sweetgum	9	No	Remove, within parking lot	$850
62	Callery pear	13	No	Remove, within parking lot	$1,400
63	Callery pear	11	No	Remove, within building envelope	$1,550
64	Callery pear	7	No	Remove, within building envelope	$250
65	Sweetgum	6	No	Remove, within parking lot	$250
66	Callery pear	10	No	Remove, within parking lot	$850
67	Callery pear	9	No	Remove, within parking lot	$700
68	Callery pear	10	No	Remove, within parking lot	$850
69	Callery pear	10	No	Remove, within building envelope	$500
70	Callery pear	12	No	Remove, within building envelope	$700
71	Callery pear	12	No	Remove, within parking lot	$1,200
72	Callery pear	16	No	Remove, within parking lot	$2,900
73	Callery pear	19	No	Remove, within parking lot	$2,950
74	Hackberry	17	No	Possibly preserve, depending on BMP	$2,450
75	Evergreen pear	16	Yes	Preserve	$3,150
76	Raywood ash	17,12,11	Yes	Preserve	$4,700
77	Sweetgum	15	Yes	Preserve	$2,300
78	Sweetgum	10	No	Preserve	$1,450
79	Sweetgum	8,8	No	Preserve	$1,300
80	Sweetgum	11	No	Remove, unlikely to tolerate impacts	$1,750
81	Sweetgum	9	No	Remove, unlikely to tolerate impacts	$1,200
82	Sweetgum	9	No	Remove, unlikely to tolerate impacts	$1,200
83	Canary Island pine	23	Yes	Possibly preserve, if curb location kept the same	$9,000
84	Canary Island pine	26	Yes	Preserve	$11,500
85	Sweetgum	7	Yes	Remove, within parking lot	$750
86	Sweetgum	11	Yes	Remove, within parking lot	$1,750
87	Sweetgum	11	Yes	Remove, within parking lot	$1,750
88	Sweetgum	12	Yes	Remove, within parking lot	$1,500
89	Honey locust	6	No	Remove, within display area	$350
90	Sweetgum	11	No	Remove, within display area	$1,750
91	Sweetgum	8	No	Remove, within display area	$650
92	Sweetgum	10	No	Remove, within display area	$1,050
				Total	**$194,050**

ATTACHMENT 2

MEMO

Date: April 4, 2014

To: Shweta Bonn, Associate Planner City of Pleasanton

From: Nelda Matheny and Ryan Gilpin

Subject: Addendum to Preliminary Tree Report
Lexus of Pleasanton

Lexus of Pleasanton is planning a new showroom and service center at 4346 Rosewood Dr., Pleasanton. Currently a showroom, service center, parking lot and associated landscaping exist on site. We prepared a Preliminary Arborist Report for the property (March 6, 2014). The City of Pleasanton has asked that the owner provide a Tree Removal Exhibit; Wilsey Ham has prepared that exhibit. We were asked to address any differences between that exhibit and our Preliminary Tree Report.

Our assessment of tree impacts described in the Preliminary Tree Report was based on the Concept Plan created by EMHT (January 24, 2014). Current plans include additional bio-retention areas that will affect trees, and may require removal of trees #1, 2, 4, 52, 54, 75-77. The precise dimensions of the bio-swales and locations of drain lines have yet to be determined. Once those details are prepared, we can finalize which trees will be preserved and removed.

There is a row of Aleppo pines (#16-25, 27-28, 30-33, & 36-49) on the adjacent property to the south, 1-2 feet from the Lexus of Pleasanton property line. The trees are currently growing in a 5'-wide planting strip. They are large, leaning to the south, and roots have caused lifting of the adjacent pavement and damage to the existing curb and gutter.

Aleppo pines at the south property line. Viewed from the Lexus of Pleasanton's property towards the southeast corner of the property.

A new building, two bio-swales, a car detailing area and a fire access north of the pine trees are planned to be developed along the southern property line as part of the remodel. Discussions regarding the disposition of the trees have been started with the adjacent property owner and a final decision is pending. As such, the trees have been identified as "possibly preserved" on the Tree Removal Exhibit until the owner has a greater degree of design detail and an agreement with the adjacent property owner about the trees.

Copies to:
Jeff Berberich, David Babcock
Donald Toy, Wilsey Ham
Robert Cash, EMHT