

## **EXHIBIT A**

### **P17-0356 & PUD-124 4664, 4676, and 4682 Augustine Street Work Session Topics**

- A. Is the proposed density for the project site acceptable?
- B. Is the proposed parking for the project acceptable?
- C. Is the architecture of the new homes and proposed façade improvements to the existing houses acceptable?
- D. Does the Planning Commission support PUD zoning for the project site and the conceptual site plan and development standards?
- E. What other information would assist the Planning Commission in its decision on the proposal (e.g., color and material board, photo simulations, photo illustrations, story poles)?



April 25, 2016

Dale Morris  
[dale@ptownhomes.com](mailto:dale@ptownhomes.com)

**Re: Arborist Report for Augustine Street, Pleasanton**

Dear Dale,

The following arborist report addresses the proposed improvements at 4664, 4676 & 4682 Augustine Street. Per the City of Pleasanton's Tree Preservation Ordinance Chapter 17.16, the report includes the following:

- Tag, identify and measure trees with diameter of 6" or larger, on or overhanging the property, within 50' of proposed improvements.
- Note trees that are considered "Heritage" per the city ordinance, defined as:
  - Any single-trunked tree with a circumference of  $\geq 55$ " (17" diameter), measured 4.5' above ground;
  - Any multi-trunked tree of which the two largest trunks have a circumference of 55" or more;
  - Any tree 35' or more in height;
  - Any tree of particular historical significance specifically designated by official action;
  - A stand of trees, the nature of which makes each dependent upon the other for survival or the area's natural beauty.
- Identify dripline locations and tree numbers on site plan.
- Assess individual tree health and structural condition.
- Assess proposed improvements for potential encroachment.
- Based on potential encroachment, tree health, structure, and species susceptibility, make recommendations for preservation.
- Provide appraised values for all trees affected by development that are retained.

### **Site Summary**

The site consists of six lots, three of which have existing homes. The lots to the rear of the site are undeveloped. The proposed work consists of three new homes and driveways, an addition for Lot 1(4664 Augustine), and the removal of the garage at Lot 1 to accommodate the main driveway.

The garage and home proposed for Lot 6 is within 10' of the trunks of two redwoods on the adjacent property and may lead to significant root encroachment. Exploratory trenching will be needed to assess extent of potential damage. It is my opinion that a total of 8 of trees will need to be removed to accommodate the proposed homes and additions, and that the remaining 4 trees can be retained given that protection measures within this report are followed.

### Assumptions & Limitations

This report is based on my site visit on 4/6/16, and the grading and drainage plans provided by Alexander & Associates Inc. dated February 2015. It was assumed that the proposed improvements and trees were accurately surveyed on the plans. The neighbor's redwoods were not included and are approximately located on the tree preservation plan.

The health and structure of the trees were assessed visually from ground level. No drilling, root excavation, or aerial inspections were performed. Internal or non-detectable defects may exist, and could lead to part or whole tree failures. Due the dynamic nature of trees and their environment, it is not possible for arborists to guarantee that trees will not fail in the future.

### Tree Inventory & Assessment Table

**Tree #'s:** Each tree was given a numerical tag from #19-30. The neighbor's redwoods (#27, 28) and city-owned pear trees (#29, 30) were not physically tagged. Tree inventory map is attached.  
**DBH (Diameter at Breast Height):** Trunk diameters (in inches) were calculated from the circumference measured at 4.5' above grade.

#### Health & Structural Condition Rating

**Dead:** Dead or declining beyond chance of recovery.

**Poor:** Stunted or declining canopy, poor foliar color, possible disease or insect issues. Severe structural defects that may or may not be correctable. Usually not a reliable specimen for preservation.

**Fair:** Fair to moderate vigor. Minor structural defects that can be correctable. More susceptible to construction impacts than a tree in good condition.

**Good:** Good vigor and color, with no obvious problems or defects. Generally more resilient to impacts.

**Very Good:** Exceptional specimen with excellent vigor and structure. Unusually nice.

#### Age

**Young (Y):** 0 to 1/5 (20%) of expected life span. High resiliency to encroachment.

**Mature (M):** 1/5 to 4/5 (20%-80%) of expected life span. Moderate resiliency to encroachment.

**Over Mature (OM):** > 80% of expected life span. Low resiliency to encroachment.

**DE =** Dripline Encroachment (X indicates encroachment)

**CI =** (Anticipated) Construction Impact (L = Low, M = Moderate, H = High)

**PA =** Project Arborist

#	Species	DBH	Health	Structure	Dripline				Age	DE	CI	Comments	Action
					N	E	S	W					
19	Almond ( <i>Prunus</i> sp.)	8.5, 7, 4	F	F	10	10	8	12	M		L- M	Corrected lean in lower trunk (away from fence). Codominant trunks. 20' from proposed home. Located in potential landscaping area.	Remove.
20	Mexican fan palm ( <i>Washingtonia filifera</i> )	12	G	G	7	7	7	7	Y		M	6' from proposed driveway.	Remove.
21	Lemon ( <i>Citrus x limon</i> )	3.5, 2, 3, 3, 3.5	F	G	7	5	6	6	M	X	M	Slightly bronzed foliage. 2' from proposed driveway.	Remove.
22	Black Walnut ( <i>Juglans hindsii</i> )	4, 5, 5, 5, 4, 4, 5, 4	F	P	12	12	12	15	M	X	H	Sprouts from original tree, bowing away from center. In proposed home.	Remove.
23	Black Walnut ( <i>Juglans hindsii</i> )	7, 4, 7, 3	F	F	10	10	12	12	M	X	H	Codominant trunks. In proposed home.	Remove.
24	Valley Oak ( <i>Quercus lobata</i> )	12.5	VG	G	10	17	15	12	M	X	H	Very good specimen. 5' from proposed house footprint and 2' from second story. Would require removal of significant foliage and roots.	Remove.
25	Black Walnut ( <i>Juglans hindsii</i> )	5, 3, 2, 3, 2	F	F	6	6	7	10	M	X	H	Sprouts from original tree. In proposed home.	Remove.

#	Species	DBH	Health	Structure	Dripline				Age	DE	CI	Comments	Action
					N	E	S	W					
26	English Walnut ( <i>Juglans regia</i> )	25.5	F	F	18	10	20	25	OM	X	H	Heritage tree. Little to no wound wood formation around pruning cuts. Significant encroachment on all sides from garage, carport and driveway. Aging orchard tree, not worthy of preservation.	Remove.
27	Redwood ( <i>Sequoia sempervirens</i> )	33	F	G	-	-	12	-	M	X	M- H	Heritage tree on neighbor's property, within 1' of fence. May be significantly encroached by carport and garage if roots are shallow; perform exploratory trenching to investigate extent of roots at edge of foundation.	Perform exploratory trenching to determine preservation steps. Adjust design to reduce impact.
28	Redwood ( <i>Sequoia sempervirens</i> )	31	F	G	-	-	12	-	M	X	M- H	Heritage tree on neighbor's property, within 1' of fence. May be significantly encroached by carport and garage if roots are shallow; perform exploratory trenching to investigate extent of roots at edge of foundation.	Perform exploratory trenching to determine preservation steps. Adjust design to reduce impact.
29	Callery Pear ( <i>Pyrus calleryana</i> )	15	F	F	15	15	15	15	M		L	City tree. Co-dominant stems at 9'. Significant hardscape damage. Power lines running through canopy with high voltage lines above. No physical tag.	Retain.

#	Species	DBH	Health	Structure	Dripline			Age	DE	CI	Comments	Action
					N	E	W					
30	Callery Pear ( <i>Pyrus calleryana</i> )	17	G-F	F	16	16	15	M		L	City & heritage tree. Codominant stems at 6.5'. Significant hardscape damage. Power lines running through canopy with high voltage lines above. No physical tag.	Retain.

Trees that will need to be removed: 19-26

Trees to be saved that will be subjected to dripline encroachment: 27, 28

Trees to be saved that will not be encroached: 29, 30

**Tree Appraisal**

Per city ordinance, trees that are affected by development and will be retained must be appraised. The following appraised values were determined using the Trunk Formula Method. This method is used for larger trees that cannot be readily replaced by equally-sized specimens. All figures below were calculated using a worksheet formatted from the 9<sup>th</sup> edition of The Guide for Plant Appraisal written by the Council of Tree & Landscape Appraisers, and the Species Classification and Group Assignment Guide written by the Western Chapter of the International Society of Arboriculture. Worksheets available upon request.

Tree #	DBH / Species	Basic Value	Species Rating	Condition Rating	Location Rating	Appraised Value If <5000-round 10 If >5000-round 100
27	33" Coast Redwood	\$30,533.35	90%	80%	76.67%	\$16,900.00
28	31" Coast Redwood	\$27,042.79	90%	80%	76.67%	\$14,900.00
<b>Total Value of Encroached Trees</b>						<b>\$31,800.00</b>

## Discussion

The majority of the trees on the site are not worthy of preservation by their own merit with the exception of a very healthy non-Heritage valley oak (#24). However, the oak, lemon (#21), black walnuts (#22, 23, 25), and English walnut (#26) are all located in or very close to proposed development. The anticipated impacts are high and would require removal of the trees. The almond (#19) and palm tree (#20) could be retained and protected if desired, but the client anticipates that these areas would be used for landscaping. I recommend all trees on the property be removed for the project.

The neighbor has two redwoods (#27, 28) that are considered Heritage trees per city ordinance. They both exceed 30" in diameter and are located within 1' of the property line. Improvements consisting of a two-story home and garage on Lot 6 will occur within the trees' driplines, at the 5' setback. The foundations will require a minimum of 12"-18" of excavation, which could impact the stability of the trees by removing structural roots that provide support. Adjusting the design for greater clearance may not be possible due to the small size of the lot. I recommend performing exploratory trenching along the edge of the proposed foundation to below the anticipated depth of the excavation. Trenches shall be dug by hand 10'-12' past each trunk in both directions for a total of 30'. If many large roots (>2") are uncovered within the trench, the foundation design should be adjusted to accommodate the roots. If this is not possible, the trees would need to be removed.

The pears (#29, 30) are city trees located in sidewalk planters and have low anticipated encroachment.

## Recommendations (to be printed on site plans)

### Pre-construction

- Remove trees #19-26.
- Perform exploratory trenching on the redwoods (#27, 28), 10'-12' from the trunks in each direction for a total length of 30'. Trench shall be dug by hand along the proposed foundation to below the required depth of excavation. If large roots are encountered, design should be adjusted to accommodate roots or trees will need to be removed.
- Prior to construction or any grading, contractor shall construct a temporary 6' chain-link fence to set up a Tree Protection Zone (TPZ) around the redwoods (#27, 28) as directed by the project arborist (PA).
- TPZ fencing shall remain in an upright sturdy manner from the start of grading until the completion of construction. Fencing shall not be adjusted or removed without notifying the PA.

### Foundation, Grading, and Construction Phase

- If clearance pruning is required for trees #27 & 28, it shall be coordinated through the PA and be performed by personnel certified by the International Society of Arboriculture (ISA). All pruning shall adhere to ISA and ANSI (American National Standards Institute) Standards and Best Management Practices.
- Should any TPZ encroachment be necessary, the contractor shall contact the project arborist for consultation and recommendations.
- Should there be a need for additional area to store equipment or supplies, contact the PA to locate and provide protection for trees that may need to be encroached.

- Contractor shall keep TPZ's free of all construction related materials, debris, fill soils, equipment, etc. The only accepted material would be mulch spread out under the trees.
- Should any damage to the trees occur, the contractor shall notify the PA promptly to appropriately mitigate the damage.

Thank you for the opportunity to provide this report, and please do not hesitate to contact me if there are any questions or concerns.

Sincerely,



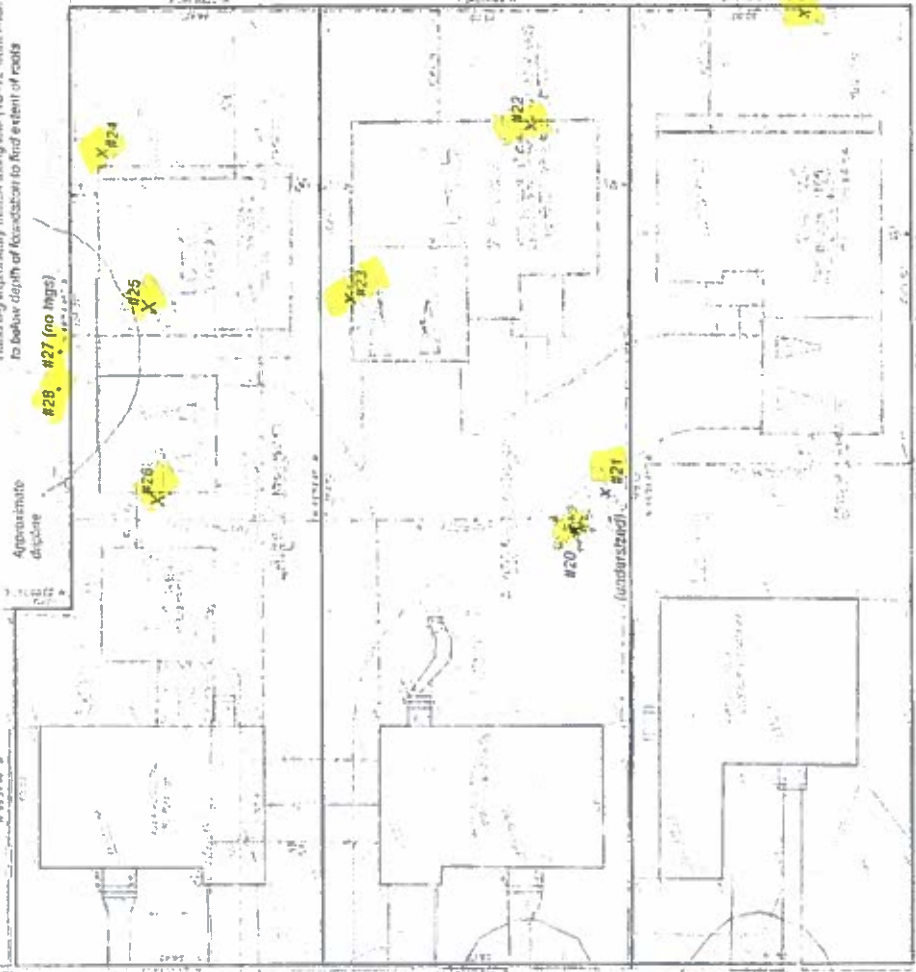
Jennifer Tso  
Certified Arborist #WE-10270A



**TREE PROTECTION PLAN**

By: Jennifer Tso  
 Certified Arborist #WE-10270A  
 April 25, 2016

Hand dig exploratory trench along base (10'-12" from which (right))  
 to below depth of frost-table to find extent of roots



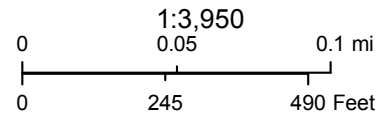
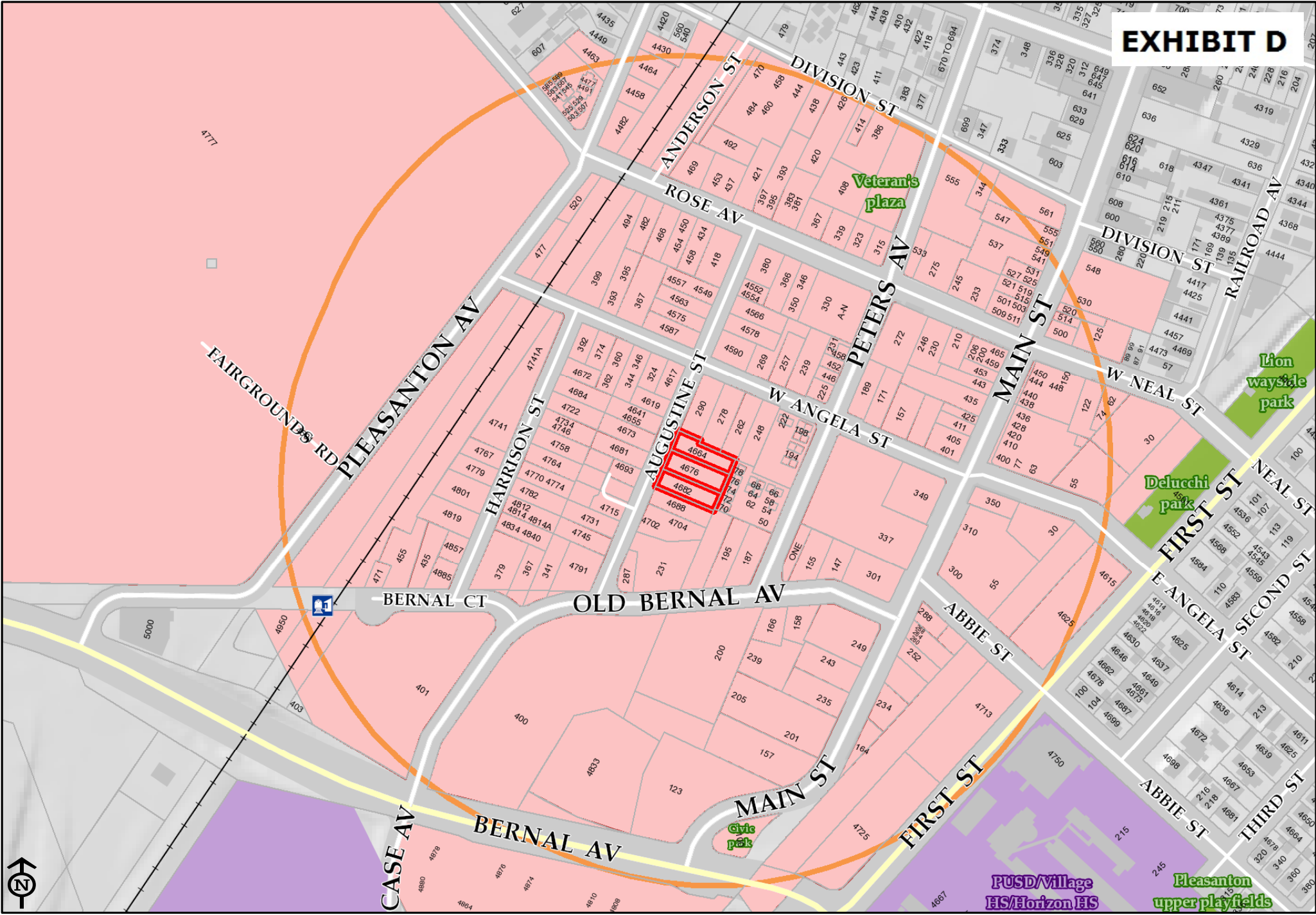
THIS PLAN WAS PREPARED BY JENNIFER TSO, A CERTIFIED ARBORIST, AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THIS REPORT. ANY OTHER USE OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE AUTHOR IS PROHIBITED.



DATE OF SURVEY: APRIL 25, 2016  
 PROJECT: TREE PROTECTION PLAN  
 CLIENT: ALEXANDER & ASSOCIATES, INC.  
 ADDRESS: 117 OLD BERNAL AVE. SUITE 100, PLEASANTON, CA 94566  
 PHONE: (925) 465-5550

<p><b>ALEXANDER &amp; ASSOCIATES, INC.</b>                  SERRITOS ENGINEERS PLANNERS                  117 OLD BERNAL AVE. SUITE 100, PLEASANTON, CALIFORNIA (925) 465-5550</p>		<p><b>TOPOGRAPHIC SURVEY</b>                  4664, 4670, &amp; 4682 AUGUSTINE STREET                  PLEASANTON, CALIFORNIA</p>	
DATE	APR 25 2016	SCALE	AS SHOWN
DRAWN BY	JENNIFER TSO	CHECKED BY	JENNIFER TSO
PROJECT NO.	16-001	SHEET NO.	1 OF 1

# EXHIBIT D



PUD-124/P17-0356, 4664/4676/4682 Augustin Street, Dale Morris