



January 28, 2022

Mr. Craig Hausman
Hausman Architecture
2209 J Street
Sacramento, CA 95816

Re: Arborist Report – The Annadale Development, Sacramento, CA

Dear Mr. Hausman,

Thank you for the opportunity to provide arborist consultation for the trees associated with your project. A site visit was performed to conduct a tree inventory and evaluation at 3816 Annadale Lane / (Assessor's Parcel Numbers 255-0032-005) on Tuesday, January 25th, 2022. This letter details our findings.

WDSLA reviewed the following documents/files provided by the project team:

- Topographic and Boundary Exhibit – Claybar Engineering (September 2021)
- Preliminary Plans for Annadale Development – KPFF (November 2021)
- Preliminary Landscape Plan – WDSLA (January 28, 2022)

The proposed site improvements include the addition of an 18-unit (including ADUs) halfplex housing development. The project will include (3) 2-story plans. New concrete paving is proposed to accommodate circulation to and from the site as well as landscape improvements.

Assessment Methods

WDSLA inventoried and evaluated trees at and adjacent to the project site. The assessment focused on 10 on-site trees and 6 off-site trees identified on the Preliminary Plans as well as in-person observations during my site visit. All on-site trees, and off-site trees that had canopies overhanging the project site or that may be impacted by construction were assessed and added to the tree inventory table. A ground-level limited visual assessment was employed to ascertain tree health.

The tree inventory and assessment consisted of the following steps:

1. Identify tree genus and species.
2. Using a hammer, attach a numerically coded aluminum tag to the trunk of each tree with a 2-inch-long aluminum nail at 6 feet above grade on the north side of the tree.

3. Measure the trunk diameter at a point 54" above grade (DSH).
4. Measure the distance of the edge of the tree trunk to the end of the longest horizontal projecting branch to obtain a tree dripline radius (DLR).
5. Determine if any trees met Sacramento County's criteria for native or "Landmark Trees".
6. Evaluate the health and structural condition using a scale of 0 - 5 where 0 = dead, 1 = poor and 5 = excellent condition.
7. Comment on the presence of defects in structure, insects or diseases, and other aspects of development.
8. Assess project impact on Trees in the right-of-way or on County property (if applicable).

Discussion & Observations

Of the 16 trees inventoried, 1 qualifies as a native tree with heritage designation per SCC §19.04.030. Per County of Sacramento a native tree is one of the following species with a DSH of six (4") or ten (10") aggregate diameter for multi-trunk native trees:

- valley oak/*Quercus lobata*
- interior live oak/*Quercus wislizenii*
- blue oak/*Quercus douglasii*
- coast live oak/*Quercus agrifolia* (in the Delta area)
- oracle oak/*Quercus X morehus*
- native oak hybrids
- California sycamore/*Platanus racemosa*
- Northern California black walnut/*Juglans californica* v. *hindsii*
- Oregon ash/*Fraxinus latifolia*
- Goodding's black willow/*Salix gooddingii*
- box elder/*Acer negundo* v. *californicum*
- white alder/*Alnus rhombifolia*
- California buckeye/*Aesculus californica*

The Preliminary Site Plan proposes removing 10 of the 16 inventoried trees. All the trees proposed to be removed are growing within the project site. On-site trees inventoried were not identified as native or considered landmark/heritage trees. Only 1 of the off-site trees (#513 - *Quercus wislizenii*) that overhangs the project site is considered native and a heritage tree. Complete results of the assessment can be found in the attached [Tree Inventory & Evaluation Table](#).

The Preliminary Plans show 5 on-site trees to be removed, 3 mulberries (#503-505), 1 sweet bay, and 1 ornamental pear tree. The 5 trees were found to be in fair to poor condition. The 3 mulberries growing adjacent to the existing single-story house have been pruned extensively and contain structural issues. Mulberry #503 has several deep fissures in its trunk and is exhibiting signs of decay. Both the pear tree and the sweet bay have significant structural issues and exhibit non-standard growth patterns.

In addition to the 5 trees identified in the Preliminary Plans I observed 5 additional on-site trees not identified on the Preliminary Plans: 2 Crape myrtles, 1 Chinese elm, 1 fan palm, and 1 glossy privet. The proposed development proposes to remove these 5 additional trees.

The remaining 6 trees observed are growing off-site but overhang the site and may be impacted by construction activities. The 6 trees consist of 5 white ash trees and 1 interior live oak. The ash trees and oak tree driplines extend into the project site by several feet. The oak was observed to have a DSH at >19" which qualifies it as a heritage tree according to Sacramento County Code. The dripline of the live oak extends into the project site along the southeastern property line by several feet.

Recommended Tree Protection & Mitigation Measures

All work occurring within the Tree Protection Zones¹ shall adhere to the latest editions of the American National Standards Institute A300 standards related to Root Management, and Management of Trees and Shrubs During Site Planning, Site Development, and Construction and the associated Best Management Practices companion publications.

Branch Pruning

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 should be monitored by a qualified ISA Certified Arborist. Every effort shall be made to prevent grade changes, soil compaction, and damaging existing tree roots within the Tree Protection Zones of the off-site trees.

Root Pruning

It is assumed that construction activities may occur within the dripline of at least 5 ash trees and 1 heritage oak tree identified in this report. If necessary, soil excavation within the RPZ should be done by hand, air, or pressurized water tools followed by selective root pruning. Any encountered roots over 1 inch in diameter shall be pruned with sharp clean tools rather than left torn or crushed. Root pruning should be monitored by a qualified ISA Certified Arborist.

Tree Protection

Tree protection fencing shall be shown on the construction drawings. Tree protection fencing shall be erected around the TPZ of the off-site trees before any site work begins. Fencing should be sturdily placed atop open soil under the dripline of the trees overhanging the project site. Tree protection fencing should be clearly marked with signs stating that the area within is a Tree Protection Zone and no one is allowed to access the area without prior authorization. If construction activities cannot be kept outside of the TPZ, before to construction, apply a 4" layer of wood chip mulch over the soil and place 3/4" min. thickness plywood over the mulch to reduce soil compaction.

Please contact me if you have any questions.

Sincerely,

¹ Root protection zone defined as a circle with the radius being the measurement of the length of the distance from the trunk to the end of the longest limb.



Nate Oakley
ISA Certified Arborist #WE-13318A
CRLA #6626

Attachments:

- A. Tree Inventory & Evaluation Table
- B. Tree Location Plan
- C. Disclosure, Assumptions and Disclaimer

FIELD TAG #	OFF-SITE	SPECIES / COMMON NAME	DSH (IN.)	DRIPLINE RADIUS (DLR.) (FT.)	HEIGHT (FT.)	HEALTH RATING	STRUCTURE RATING	TREE PROPOSED TO BE REMOVED?	NATIVE / HERITAGE	COMMENTS
214	No	Pyrus calleryana / Callery pear	24.5	14	16	2	1	Yes	No	Existing tag found on north side of tree. Tree is co-dominant from grade with one trunk leaning toward the north, and other toward the south. Twisting leaders. Multiple pruning wounds evident at grade and 1-2 above grade with resulting epicormic growth. Recommend removal.
217	No	Lagerstroemia sp. / Crape myrtle	5.0	10	12	4	4	Yes	No	Existing tag found on north side of tree. 6' off wood fence. Multi-trunk (shrub form). Minor deadwood in canopy.
218	No	Lagerstroemia sp. / Crape myrtle	6.0	10	12	4	4	Yes	No	Existing tag found on north side of tree. 6' off wood fence. Multi-trunk (shrub form). 12" dia concrete chunk slightly embedded in center of tree 1.5' above grade.
501	No	Ulmus parvifolia / Chinese Elm	12.1	19	21	2	2	Yes	No	(4) apparent leaders co-dom at grade. Twisted leaders growing at wood fence. Deadwood throughout. Canopy bias to the south. Epicormic growth to the west. Recommend removal.
502	No	Laurus nobilis / Sweet Bay	15.3	7.5	18	2	2	Yes	No	Tree was co-dom at grade with the northern most leader missing. Appears the northern leader tore out from decay. The single remaining leader is apparent epicormic growth leaning to the south. Co-dom at 3.5' above grade and topped at 16'. Apparent frost injury to leaves on south side of tree. Recommend removal.

Health and Structure Ratings: 0 = Dead, 1 = Hazard (non-correctable); 2 = Poor (correctable issues) 3 = Fair (minor health and structural issues), 4 = Good (no apparent health or structural issues), 5 = Excellent (no apparent health or structural issues and perfect characteristics for the species)

FIELD TAG #	OFF-SITE	SPECIES / COMMON NAME	DSH (IN.)	DRIPLINE RADIUS (DLR.) (FT.)	HEIGHT (FT.)	HEALTH RATING	STRUCTURE RATING	TREE PROPOSED TO BE REMOVED?	NATIVE / HERITAGE	COMMENTS
503	No	Morus alba / Mulberry	30.6	28	30	2	2	Yes	No	Co-dom at 5' above grade. Trunk flare present. Fissure on north side of trunk compartmentalizing, with internal decay present. Fissures on east and west side of trunk. Multiple pruning scars. Epicormic shoots throughout. Lichen/moss present on bark. Recommend removal.
504	No	Morus alba / Mulberry	15.0	19	30	3	2	Yes	No	Pruning scars evident. Co-dom at 6.5'. Growth bias to the south. Twisting leaders at 8', overlapping leaders at 14'. Lichen/moss present on bark.
505	No	Morus alba / Mulberry	28.0	31	30	3	2	Yes	No	Co-dom at 5.5' above grade with included park. Pruning scars evident and epicormic growth throughout. Lichen/moss present. Multiple large dia. branches overlapping at 18'. Tree is growing through e/w utility lines running to the house.
506	No	Ligustrum lucidum / Glossy privet	4.0	2	12	3	1	Yes	No	Growing at southern fence and shed. Co-dom at grade w/ (4) trunks that vary from 2"-4" dia.
507	No	Washingtonia robusta / Mexican fan palm	4.0	2	7	4	3	Yes	No	Growing southwest of the crape myrtles. Probably a volunteer.
508	Yes	Fraxinus americana / White ash	26.8	20	30	3	2	No	No	Co-dom at 4' above grade. (5) competing leaders with (2) fused. Narrow angles of attachment with included bark. Deadwood throughout. Prominent surface root heading west under fence. Tree overhangs the project site approx. 10'.

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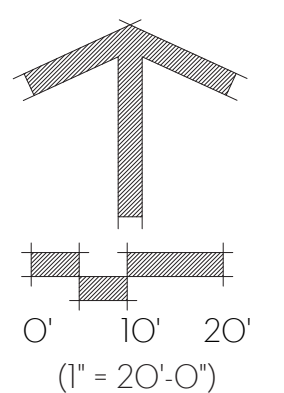
FIELD TAG #	OFF-SITE	SPECIES / COMMON NAME	DSH (IN.)	DRIPLINE RADIUS (DLR.) (FT.)	HEIGHT (FT.)	HEALTH RATING	STRUCTURE RATING	TREE PROPOSED TO BE REMOVED?	NATIVE / HERITAGE	COMMENTS
509	Yes	Fraxinus americana / White ash	25.5	21	30	3	2	No	No	Co-dom at 8' w/ included bark. Co-dom at 10' with fused leaders. Mistletoe present in upper canopy. Overhangs site by approx. 7'.
510	Yes	Fraxinus americana / White ash	23.9	20	30	3	2		No	Co-dom at 6', and 8'. Growth bias to the south. North side of tree is heavily pruned. Overhangs site by approx. 8'.
511	Yes	Fraxinus americana / White ash	17.5	20	30	3	2	No	No	Co-dom at 6'. Growth bias to the south. North side of tree is heavily pruned. Overhangs site by approx. 8'.
512	Yes	Fraxinus americana / White ash	22.9	20	28	3	2	No	No	Co-dom at 9'. Growth bias to the south. North side of tree is heavily pruned. Deadwood throughout canopy. Overhangs site by approx. 8'.
513	Yes	Quercus wislizenii / interior live oak	19.1	24	30	3	2	No	Yes	Tagged fence post. Offsite tree was inaccessible during site visit. DSH is estimated from visual inspection over fence. Tree is co-dominant at 2' and 4' above grade with included bark. Appears that grading fill has occurred around trunk flare. Tree overhangs site by approx. 12'

Health and Structure Ratings: 0 = Dead, 1 = Hazard (non-correctable); 2 = Poor (correctable issues) 3 = Fair (minor health and structural issues), 4 = Good (no apparent health or structural issues), 5 = Excellent (no apparent health or structural issues and perfect characteristics for the species)



LEGEND

- — OFFSITE TREE TO REMAIN
- — ONSITE TREE TO BE REMOVED



THE ANNADALE DEVELOPMENT

ATTACHMENT 'B' - TREE LOCATION PLAN

APN: 255-0032-005
3816 ANNADALE LANE, SACRAMENTO, CA

JANUARY 28, 2022

WDSL A
Wilson Design Studio Landscape Architecture
1631 Alhambra Blvd., Suite 100
Sacramento, CA 95816
916.524.5614 | www.wdsla.com

Attachment' C' - Disclosure, Assumptions and Disclaimer

- 1) I, Nate Oakley, ISA Certified Arborist WE-13318A, with "WDSLA", did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
- 2) I have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
- 3) All opinions and recommendations expressed herein this report are mine solely. I have used my specialized education, knowledge, training, and experience to examine the tree(s) and to make my opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. I cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
- 4) My report with its opinions and recommendations are limited to the tree(s) inspected.
- 5) I attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of my professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
- 6) I rely on the information disclosed to me and assume the information to be complete, true, and accurate.
- 7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
- 8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
- 9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
- 10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
- 11) I shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.



Signed: _____