
Appendix E

ARBORIST REPORT AND TREE INVENTORY SUMMARY

**Summer Villas at Sheldon
9350 Sheldon Road
Elk Grove, California, 95624
APN 127-0010-077**

Prepared for:

**Sheldon Business Park, LTD.
9501 Sheldon Road
Elk Grove, CA 95624**

Prepared by:

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July 15, 2022

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APPENDICES:

- A. Tree Inventory Summary (sorted by tree number)

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QUALIFICATION STATEMENT

Acorn Arboricultural Services, Inc. is a fully insured, Roseville, California-based, professional arboricultural services company which was founded in 2010 following a parent corporation restructuring. The principals are Delinda and Jay Bate. Wayne McKee is an ISA Certified Arborist and is Tree Risk Assessment Qualified. He graduated from Humboldt State University with a B.S. in Forestry. Wayne has more than 36 years' experience in the horticulture, forestry, and arboricultural fields. He has a background working as a consulting arborist compiling tree value assessments, tree inventories, and tree risk assessments, as well as acting as a project arborist on many commercial and residential development projects.

INTRODUCTION

Acorn Arboricultural Services, Inc. is pleased to present this Arborist Report and Tree Inventory Summary to update the February 9, 2007 Arborist Report by Sierra Nevada Arborist for this site. This Arborist Report and Tree Inventory Summary documents the tree data obtained by Wayne McKee, ISA Certified Arborist WE-0959A, at the time of field reconnaissance and inventory efforts on July 14, 2022.

LOCATION AND SITE

The site has an existing house, out buildings and associated vacant land on the approximately 118-acres in Elk Grove California. Vegetation on the parcels consists of annual grasses, Brazilian pepper, fruitless mulberry, date palm, eucalyptus, California black walnut, and Valley oak trees.

SCOPE OF INVENTORY EFFORT

At the request of Sheldon Business Park, LTD the information in the February 9, 2007 Arborist Report was updated and an additional tree number 54 was added.

The City of Elk Grove Tree Preservation and Protection Chapter 19.12 regulates both the removal of protected trees and the encroachment of construction activities within the tree's critical root zones (CRZ). The City's adopted regulations apply to four types of trees as follows:

- Landmark trees, which are trees specifically identifies for protection by the City Council;
- Trees of local importance, which are trees of specific varieties greater than six inches in diameter;
- Secured trees, which are trees that were protected as part of the development process for residential subdivisions and commercial developments; and
- Trees on City property or in the public right-of-way.

Trees of Local Importance are the following species with a DSH of six (6") inches or greater:

- A. Coast live oak (*Quercus agrifolia*);
- B. Valley oak (*Quercus lobata*);
- C. Blue oak (*Quercus douglasii*);
- D. Interior live oak (*Quercus wislizenii*);
- E. Oracle oak (*Quercus X moreha*);
- F. California sycamore (*Platanus racemosa*); and
- G. California black walnut (*Juglans hindsii*).

METHODOLOGY

During field reconnaissance and inventory efforts on July 14, 2022, Wayne McKee of Acorn Arboricultural Services, Inc. conducted a visual review from ground level the trees documented in the February 9, 2007 report and the added tree number 54. The trees had been identified in the field by affixing round stamped aluminum tags to the tree trunks. The tree numbers utilized in this report and accompanying Tree Inventory Summary correspond to the tree tags affixed to the trees in the field, and those tree numbers are mapped on the Tentative Subdivision Map for Sheldon & Waterman Dated 13, 2022 by Wood Rodgers. Tree number 54 had not been inventoried or mapped and is located 177 feet west of the northeast property corner along Sheldon Road.

At the time of field identification and inventory efforts specific data was gathered for each tagged tree including the tree's species, diameter measured at standard height (DSH), dripline radius (DLR) and critical root radius (CRZ). Multi-trunk trees have a common root system that branches at or near the ground, DSH means the sum of the diameter of the largest trunk and one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.

Utilizing this data, the tree's overall structural condition and vigor were separately assessed ranging from "poor" to "good" based upon the observed characteristics noted within the tree and the Arborist's best professional judgment. Notable characteristics were documented and recommendations on a tree-by-tree basis were made which logically followed the observed characteristics noted within the trees at the time of the field inventory effort. The recommendations are based on the assumption that the tree would be introduced into a developed environment and may require maintenance and/or may not be suitable for retention within a post-development setting.

SUMMARY OF INVENTORY EFFORT

Field reconnaissance and inventory efforts found 10 Trees of Local Importance within or overhanging the project site (see Tree Inventory Summary Appendix A-1). No Landmark trees, Secured trees, Tree on City property or in the public right-of-way that are qualifying were found within or overhanging the parcel. Trees numbered 80 a Blue gum and 84 thru 90 Almond trees reported on in February 2007 report were not found.

SPECIES DIVERSIFICATION OF NON-ORDINANCE TREES
Brazilian pepper - 14 trees Date palm - 1 tree Blue gum - 2 trees
CITY PROTECTED TREES
Valley oak - 8 trees California black walnut - 2 trees
RECOMMENDED REMOVALS DUE TO POOR CONDITION
California black walnuts numbered 79 & 81 Valley oak number 62

*Table not OCR compatible.

CONSTRUCTION IMPACT ASSESSMENT

The only Trees of Local Importance that are impacted by the proposed construction are the 2 California black walnuts numbered 79 and 81, both are recommended for removal due to poor condition.

GENERAL COMMENTS

The City of Elk Grove regulates both the removal of protected trees and the encroachment of construction activities within their critical root zones. Therefore, a tree permit and/or additional development authorization should be obtained from the City of Elk Grove prior to the removal of any trees within the proposed project area. All terms and conditions of the tree permit and/or other Conditions of Approval are the sole and exclusive responsibility of the project applicant. It should be noted that prior to final inspection written verification from an ISA Certified Arborist may be required certifying the approved removal activities and/or implementation of other Conditions of Approval outlined for the retained trees on the site. *Acorn Arboricultural Services, Inc. will not provide written Certification of Compliance unless we have been provided with a copy of the approved site development plans, applicable permits and/or Conditions of Approval, and are on site to monitor and observe regulated activities during the course of construction.* Therefore, it will be necessary for the project applicant to notify Acorn Arboricultural Services, Inc. well in advance (at least 72 hours prior notice) of any regulated activities which are scheduled to occur on site so that those activities can be properly monitored and documented for compliance certification.

Please feel free to give me a call if you have any questions or require additional information and/or clarification.

Sincerely,



Wayne McKee
ISA Certified Arborist WE-0959A, 1992
ISA Tree Risk Assessment Qualified, 2017
B S Forestry, Humboldt State University, 1983

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2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
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9. 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 reports or surveys. The reproduction of

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11. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.
12. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
13. This report is based on the observations and opinions of Wayne McKee, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services, Inc. has assumed any responsibility for liability associated with the trees on or adjacent to this Project Site, their future demise and/or any damage which may result therefrom.
14. The information contained within this report is true to the best of the author's knowledge and experience as of the date it was prepared; however, certain conditions may exist which only a comprehensive, scientific, investigation might reveal which should be performed by other consulting professionals.
15. The legal description, dimensions, and areas herein are assumed to be correct. No responsibility is assumed for matters that are legal in nature.
16. Any changes to an established tree's environment can cause its decline, death and/or structural failure.

DEFINITIONS

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name.
Diameter (DSH):	The diameter of a tree measured at four and one-half (4.5) feet above the ground while standing on the high side of the tree. For a tree that branches at or below four and one-half feet, DSH shall mean the diameter at the narrowest point between the grade and the lowest branching. Multi-trunk trees have a common root system that branches at or near the ground, DSH means the sum of the diameter of the largest trunk and one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.
Critical Root Zone (CRZ):	Is the circular area around a tree equal to one foot per inch DSH.
Dripline Radius (DLR):	The radius equal to the horizontal distance from the trunk of the tree to the end of the longest branch and is not the same as the critical root zone.
Root Crown:	Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves.
Overall Condition:	Describes overall condition of the tree in terms of structure and vigor.
Rating:	Overall rating of tree condition.
Recommendation:	Pre-development recommendations based upon observed characteristics noted at the time of the field inventory effort.

TREE CONDITION RATING CRITERIA

RATING TERM	ROOT CROWN	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR
Good	No apparent injuries, decay, cavities or evidence of hollowing; no anchoring roots exposed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous	Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/ infections evident	No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay	Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy
Fair	Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure	Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; some infestation or disease may be present but not currently affecting the tree's structure	Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average	Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect or disease infestation/infection may be present	Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing	Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback
Poor	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the tree's structure; presence of infestation or disease may be significant and affecting the tree's structure	Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average	Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe	Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present	Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal

The ratings "poor to fair" and "fair to good" are used to describe trees that fall between the described major categories and have elements of both

GENERAL PROTECTION GUIDELINES
FOR TREES PLANNED FOR PRESERVATION

Great care must be exercised when work is conducted upon or around protected trees. The purpose of these General Protection Measures is to provide guidelines to protect the health of the affected protected trees. These guidelines apply to all encroachments into the critical root zone of a protected tree, and may be incorporated into tree permits and/or other Conditions of Approval as deemed appropriate by the applicable governing body.

A circle with a radius measurement from the trunk equal to one foot per inch DSH, shall constitute the critical root zone area of each protected tree. The CRZ is a critical portion of the root zone and defines the minimum protected area of each protected tree

Pruning of any protected trees on site shall be supervised by an ISA Certified Arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards, ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines" and Best Management Practices.

Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the critical root zone of the protected trees in order to avoid damage to the tree canopies and root systems. Fencing shall be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as determined by the review body. The developer shall contact the Project Arborist and the City of Elk Grove for an inspection of the fencing prior to commencing construction activities on site.

Signs shall be installed on the protective fence in four (4) equidistant locations around each individual protected tree. The size of each sign must be a minimum of two (2) feet by two (2) feet and must contain the following language:

**WARNING: THIS FENCE SHALL NOT BE REMOVED OR RELOCATED
WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF ELK
GROVE**

Once approval has been obtained from the City of Elk Grove protective fencing shall remain in place throughout the entire construction period and shall not be removed, relocated, taken down or otherwise modified in whole or in part without prior written authorization from the Agency, or as deemed necessary by the Project Arborist to facilitate approved activities within the critical root zone.

Any removal of paving or structures (i.e. demolition) that occurs within the critical root zone of a protected tree shall be done under the direct supervision of the Project Arborist. To the maximum extent feasible, demolition work within the critical root zone of the protected tree shall be performed by hand. If the Project Arborist determines that it is not feasible to perform some portion(s) of this work by hand, then the smallest/lightest weight equipment that will adequately perform the demolition work shall be used.

No signs, ropes, cables (except those which may be installed by an ISA Certified Arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of identification in preparing tree reports and inventories shall be allowed.

No vehicles, construction equipment, mobile homes/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the critical root zones of protected trees.

Drainage patterns on the site shall not be modified so that water collects, stands or is diverted across the dripline of any protected tree.

No trenching shall be allowed within the critical root zone of protected trees, except as specifically approved by the City of Elk Grove as set forth in the project's Conditions of Approval and/or approved tree permit. If it is absolutely necessary to install underground utilities within the critical root zone of a protected tree the utility line within the critical root zone shall be "bored and jacked" or performed utilizing hand tools to avoid root injury under the direct supervision of the Project Arborist.

Grading within the critical root zone of a protected tree shall be minimized. Cuts within the protected zone shall be maintained at less than 20% of the critical root zone area. Grade cuts shall be monitored by the Project Arborist. Any damaged roots encountered shall be root pruned and properly treated as deemed necessary by the Project Arborist.

Minor roots less than one (1) inch in diameter encountered during approved excavation and/or grading activities may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area as deemed necessary by the Project Arborist.

Major roots greater than one (1) inch in diameter encountered during approved excavation and/or grading activities may not be cut without approval of the Project Arborist. Depending upon the type of improvement being proposed, bridging techniques or a new site design may need to be employed to protect the roots and the tree.

Cut faces, which will be exposed for more than 2-3 days, shall be covered with dense burlap fabric and watered to maintain soil moisture at least on a daily basis (or possibly more frequently during summer months). If any native ground surface fabric within the protected zone must be removed for any reason, it shall be replaced within forty-eight (48) hours.

If fills exceed 1 foot in depth up to 20% of the critical root zone area, aeration systems may serve to mitigate the presence of the fill materials as determined by the Project Arborist.

When fill materials are deemed necessary on two or three sides of a tree it is critical to provide for drainage away from the tree's critical root zone of the tree (particularly when considering heavy winter rainfalls). Overland releases and subterranean drains dug outside the tree protected zone area and tied directly to the main storm drain system are two options.

In cases where a permit has been approved for construction of a retaining wall(s) within the critical root zone of a protected tree the applicant will be required to provide for immediate protection of exposed roots from moisture loss during the time prior to completion of the wall. The retaining wall within the critical root zone of the protected tree shall be constructed within seventy-two (72) hours after completion of grading within the tree protection zone.

The construction of impervious surfaces within the dripline of a protected tree shall be minimized. When necessary, a piped aeration system shall be installed under the direct supervision of the Project Arborist.

Preservation devices such as aeration systems, tree wells, drains, special paving and cabling systems must be installed in conformance with approved plans and certified by the Project Arborist.

No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the critical root zone of a protected tree. An above ground drip irrigation system is recommended. An independent low-flow drip irrigation system may be used for establishing drought-tolerant plants within the tree protected zone of a protected tree. Irrigation shall be gradually reduced and discontinued after a two (2) year period.

All portions of permanent fencing that will encroach into the tree protected zone of a protected tree shall be constructed using posts set no closer than ten (10) feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the tree(s).

Summer Villas at Sheldon
9350 Sheldon Road, Elk Grove
APN 127-0010-077
TREE INVENTORY SUMMARY

Tree #	COMMON NAME	SPECIES	DSH (inches)	CRZ (feet)	DLR (feet)	CONDITION		City Protected Tree	NOTABLE CHARACTERISTICS - MAINTENANCE RECOMMENDATIONS
						STRUCTURE	VIGOR		
54	Valley oak	<i>Quercus lobata</i>	11	11	8	fair	fair	yes	Multi-stemmed 6 and 8-inches. Not previously mapped, located 177 feet west of the northeastern property corner along Sheldon Rd. - None at this time.
55	Brazilian pepper	<i>Schinus terebinthifolia</i>	22	22	16	fair	fair	no	Measured at 1 foot above grade forks above. - None at this time
56	Brazilian pepper	<i>Schinus terebinthifolia</i>	32	32	20	fair	fair	no	Multi-stemmed 16 and 24-inches, measured at 1 foot above grade forks above. - None at this time.
57	Brazilian pepper	<i>Schinus terebinthifolia</i>	18	18	15	fair	fair	no	Measured at 1 foot above grade forks above. - None at this time.
58	Brazilian pepper	<i>Schinus terebinthifolia</i>	16	16	14	fair	fair	no	Measured at 1 foot above grade forks above. - None at this time.
59	Brazilian pepper	<i>Schinus terebinthifolia</i>	25	25	22	fair	fair	no	Multi-stemmed 14 and 18-inches, measured at 1 foot above grade forks above. - None at this time.
60	Brazilian pepper	<i>Schinus terebinthifolia</i>	22	22	15	fair	fair	no	Multi-stemmed 12 and 16-inches, measured at 1 foot above grade forks above. - None at this time.
61	Valley oak	<i>Quercus lobata</i>	21	21	30	poor to fair	fair	yes	Pruned for utility line clearance. - None at this time.
62	Valley oak	<i>Quercus lobata</i>	26	26	30	poor	poor	yes	Pruned for utility line clearance, tree is over 50 percent dead, evidence of wood boring insects and wetwood. - Remove
63	Valley oak	<i>Quercus lobata</i>	18	18	23	poor	fair	yes	Severely pruned for utility line clearance. - None at this time.
64	Valley oak	<i>Quercus lobata</i>	26	26	35	poor to fair	fair	yes	Stem bends west, severely pruned for utility line clearance. - None at this time.
65	Valley oak	<i>Quercus lobata</i>	34	34	36	poor to fair	fair	yes	Callusing basal wound southwest side, leans east, pruned for utility line clearance on the north side. - None at this time.
66	Brazilian pepper	<i>Schinus terebinthifolia</i>	14	14	12	fair	fair	no	Measured at 1 foot above grade forks above. - None at this time.
67	Brazilian pepper	<i>Schinus terebinthifolia</i>	13	13	14	fair	fair	no	None at this time.
68	Valley oak	<i>Quercus lobata</i>	27	27	24	poor	poor to fair	yes	Callusing wound south side w/exposed wood from 4 to 30 feet above grade, bird hollows. - None at this time.
69	Valley oak	<i>Quercus lobata</i>	26	26	35	poor to fair	fair	yes	Upper trunk leans and bends southwest, crown 1-sided southwest. - None at this time.
70	Brazilian pepper	<i>Schinus terebinthifolia</i>	9	9	16	fair	fair	no	Measured at 1 foot above grade forks above. - None at this time.
71	Brazilian pepper	<i>Schinus terebinthifolia</i>	22	22	18	fair	fair	no	Measured at 1 foot above grade forks above. - None at this time.
72	Brazilian pepper	<i>Schinus terebinthifolia</i>	16	16	16	fair	fair	no	Measured at 2 foot above grade forks above. - None at this time.

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						STRUCTURE	VIGOR		
73	Brazilian pepper	<i>Schinus terebinthifolia</i>	16	16	14	fair	fair	no	Measured at 3 feet above grade forks above. - None at this time.
74	Brazilian pepper	<i>Schinus terebinthifolia</i>	37	37	28	fair	fair	no	Multi-stemmed 9, 12, 14, and 20-inches. - None at this time.
75	Brazilian pepper	<i>Schinus terebinthifolia</i>	27	27	20	fair	fair	no	Multi-stemmed 10, 12, and 16-inches, measured at 1 foot above grade forks above. - None at this time.
76	Fruitless mulberry	<i>Morus alba</i>	16	16	20	poor	poor	no	Excessive deadwood and sparse foliage. - None at this time.
77	Black acacia	<i>Acacia melanoxylon</i>							TREE IS DEAD.
78	Date palm	<i>Phoenix dactylifera</i>	24	24	16	fair	fair	no	None at this time.
79	Californian black walnut	<i>Juglans hindsii</i>	14	14	20	poor	poor	yes	Forks at 2 feet above grade, 60 percent dead, scorched by recent fire. - Remove.
80	Blue gum	<i>Eucalyptus globulus</i>							Tree not found.
81	Californian black walnut	<i>Juglans hindsii</i>	25	25	18	poor	poor	yes	Measured at 2 feet above grade, tree is 70 percent dead. - Remove.
82	Blue gum	<i>Eucalyptus globulus</i>	54	54	25	poor to fair	poor to fair	no	Forks at 6 and 10 feet above grade with inherently weak attachments, several past limb failures. - None at this time.
83	Blue gum	<i>Eucalyptus globulus</i>	33	33	26	fair	fair	no	Forks at 5 feet above grade. - None at this time.
Trees numbered 84 thru 90 in the February 9, 2007 Arborist Report were not found. They were all Almond trees.									

TOTAL INVENTORIED TREES = 27 trees (644 aggregate diameter inches)