
Appendix B.5

2019 Arborist Report

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Bill Pramuk, Consulting Arborist
Pramuk, Trees and Associates, LLC

January 11, 2019

Randy Gularte
Golden Gate, Sotheby's Intl. Realty
780 Trancas St.
Napa CA 94558

Arborist Report

Re: El Centro: Zinfandel Estate Subdivision, Napa

Summary

I performed a survey of trees on the site on January 3 and 8, 2019. The site contains no "Protected Native Trees" although one valley oak on the top of the creek bank (#9) is nearly large enough to qualify as protected. One significant coast live oak (#1) on a neighboring property could be at risk from construction effects depending on the location of site work.

Approximately 78 sapling and seedling valley oaks and other native trees are growing on the top of the creek bank.

Landscape fruit trees including four mature olive trees will need to be removed at 1583 El Centro.

Assignment

You requested I review site plans for the project and provide a written report evaluating potential impacts to trees on the site.



P.O. Box 25, Napa, CA 94559 707-226-2884



Methods and Limitations

You provided a copy of site plans:

- *Zinfandel Estate Subdivision Conceptual Layout, RSA+, Sheet cc17, October 24, 2018*
- *County Assessor's Parcel Map, PTN Napa Rancho including 1583 and 1657 El Centro*

You did not provide *Existing Conditions*, *Grading*, nor *Utilities* plans.

I examined the trees from ground level and measured trunk diameter, where possible, using a tree diameter scale tape. The trees are plotted on the attached site plan. Tree locations are approximate and based, partially on a Google Earth photograph of the property. They are not tagged.

The observations are my own. Conclusions are based on the documents you provided and on my personal experience as an arborist.

Observations

I examined and mapped the trees on January 3 and 8, 2019. The following table includes trees with trunk diameters of 6" or greater. In addition to these I noted approximately 78 sapling and seedling valley oaks and a few other native tree species on the top of the creek bank. Here are my observations:

#	DBH"	Species	Vigor	Structure	Comment
1	10X4+7	Coast live oak	Good	Fair	Multi trunk tree on neighboring property
2	6.5	Valley oak	Excellent	Fair	At top of creek bank
3	7.2	Valley oak	Excellent	Fair	At top of creek bank
4	7.7	Valley oak	Excellent	Fair	At top of creek bank
5	6	Valley oak	Excellent	Good	At top of creek bank
6	6.6	Valley oak	Excellent	Good	At top of creek bank
7	6.4	Valley oak	Excellent	Good	At top of creek bank
8	6.4	Valley oak	Excellent	Good	At top of creek bank
9	11.9	Valley oak	Excellent	Good	At top of creek bank
10	9.8	Valley oak	Excellent	Good	At top of creek bank
11	6 approx.	Fruit tree	Good	Good	Front yard of 1583 El Centro
12	12 approx.	Fruit tree	Poor	Poor	Front yard of 1583 El Centro
13	8 approx.	Citrus	Good	Good	East side yard 1583 El Centro
14	8 approx.	Citrus	Good	Good	East side yard 1583 El Centro
15	12 approx.	Olive	Excellent	Good	West of house, 1583 El Centro
16	12 approx.	Olive	Excellent	Good	West of house, 1583 El Centro
17	12 approx.	Olive	Excellent	Good	West of house, 1583 El Centro
18	12 approx.	Olive	Excellent	Good	Back yard 1583 El Centro

Discussion

Tree #1 is on a neighboring residential property. It could be at risk of root zone disturbances, depending on the actual proximity of construction effects such as grading, trenching and compaction.

Trees #2 through 10, at the top of the creek bank, appear to be outside of the property boundaries and not at risk from construction effects.

None of the native oaks on the property are large enough to be designated as Protected Native Trees under the City of Napa tree ordinance but tree #9 is only about 1/10th of an inch shy of that trunk diameter size.

Trees 11 through 18 are in the landscape around the home at 1583 El Centro. The proposed construction of streets and homes will require removal of these trees.

Conclusions

One coast live oak on a neighboring property could be at risk from construction effects depending on the proximity of construction changes, which are not known at this time.

No trees on the property are Protected Native Trees under the City of Napa tree ordinance.

Landscape fruit trees # 11 through 18 (including four olive trees) at 1583 El Centro will need to be removed.

Recommendations

- Protect tree #1 by verifying needs for grading, trenching, storm drains and any other site changes that might impact this tree. Revise as needed for tree protection.
- Remove trees #11 through 18 as needed.
- Establish Tree Protection Zones (TPZ's) for native oaks #6 through 10 with TPZ radii equal to one foot per inch of trunk diameter. (E.g.: tree #9: 11.9 DBH, TPZ radius 12 feet)

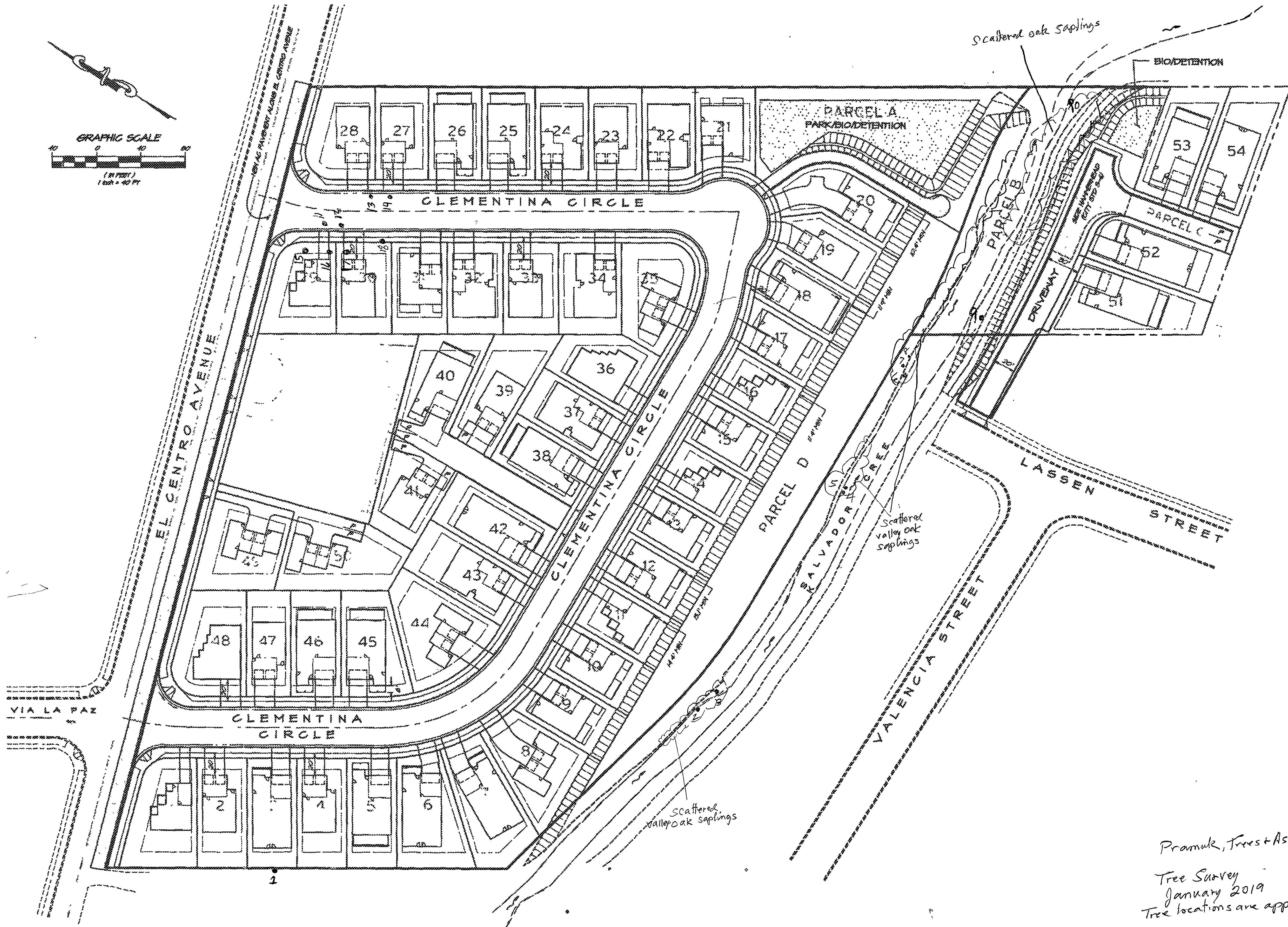
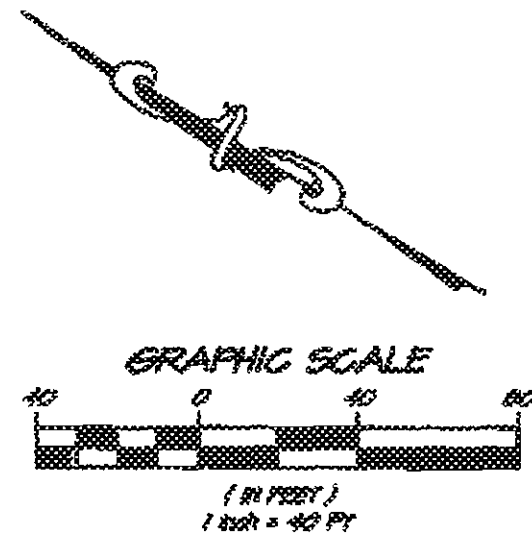
Prepared by:



Bill Pramuk, Consulting Arborist
RCA #409 ISA WE-0610A
Tree Risk Assessment Qualified

Attached: Tree Survey Map





DATE		01/17/2019	
DESIGNED BY	RAY	CHECKED BY	RAY
DRAWN BY	RAY	IN CHARGE BY	RAY
PROJECT NO.		01/17/2019	
SHEET NO.		01/17/2019	
PROJECT NO.		01/17/2019	
SHEET NO.		01/17/2019	

cc17
1 OF 1 SHEETS

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**ZINFANDEL ESTATE SUBDIVISION
CONCEPTUAL LAYOUT**
CALIFORNIA

NAPA

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