

**ARBORIST REPORT
AND
TREE INVENTORY SUMMARY
Maple Hill Lane
Orangevale, CA
APN 223-0012-045-0000
County of Sacramento, California**

Prepared for:

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APPENDICES:

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

COPYRIGHT STATEMENT

This consultant's report, dated December 9, 2022, is for the exclusive and confidential use of Riverside Builders, Inc. concerning the Tentative Parcel Map for Arthur Lot Split on Maple Hill Lane in Orangevale located in County of Sacramento, California. Any use of this report, the accompanying appendices, or portions thereof, other than for project review and approval by appropriate governmental authorities, shall be subject to and require the written permission of Acorn Arboricultural Services, Inc. Unauthorized modification, distribution and/or use of this report, including the data or portions thereof contained within the accompanying appendices, is strictly prohibited.

QUALIFICATION STATEMENT

Acorn Arboricultural Services, Inc. is a fully insured, Roseville 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 for the trees located at or overhanging the parcel, APN 223-0012-045-0000 on Maple Hill Lane, Orangevale, County of Sacramento, California. 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 December 7, 2022.

LOCATION AND SITE

The site is a vacant .75-acre parcel with annual grasses and the trees.

SCOPE OF INVENTORY EFFORT

Wayne McKee of Acorn Arboricultural Services, Inc. visited the parcel on Maple Hill Lane, Orangevale, in the County of Sacramento, California at the request of Ruslan Bachinsky from Riverside Builders, Inc.. The purpose of this field reconnaissance effort was to identify and inventory the trees within and/or overhanging the proposed project site which measured four inches in diameter and larger measured at breast height (DBH), as required by the County of Sacramento's Office of Planning and Environmental Review (OPER) in their Arborist Report Requirements.

METHODOLOGY

During field reconnaissance and inventory efforts, Wayne McKee of Acorn Arboricultural Services, Inc. conducted a visual review from ground level of the trees within and overhanging the lot. The trees which met the defined criteria were identified in the field by affixing round aluminum tags to the tree trunks. The tree numbers utilized in this report and accompanying Tree Inventory Summary correspond to the tree tag which is affixed to the tree in the field. Those tree numbers and locations are listed on the Tentative Parcel Map provided.

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 breast height (DBH), and dripline radius (DLR). In addition, for the trees which met the criteria of the OPER Requirements an assessment was made of the tree's root crown/collar, trunk, limbs, and foliage. Utilizing this data, the trees' 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. Ratings are subjective and are

dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay and the potential for structural failure. Finally, 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 assume 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 17 trees measuring 4 inches in diameter and larger measured at breast height within and/or overhanging the proposed project area. Composition of the 17 inventoried trees includes the following species and accompanying aggregate diameter inches:

TOTAL SPECIES DIVERSIFICATION			
Coast redwood	=	3 trees	(79 aggregate diameter inches)
Almond	=	3 trees	(64 aggregate diameter inches)
Pecan	=	2 trees	(33 aggregate diameter inches)
European white birch	=	2 trees	(41 aggregate diameter inches)
Valley oak	=	3 trees	(44 aggregate diameter inches)
Interior live oak	=	2 tree	(41 aggregate diameter inches)
Incense cedar	=	1 tree	(11 aggregate diameter inches)
Plum	=	1 tree	(6 aggregate diameter inches)
TOTAL	=	17trees	(319 aggregate diameter inches)

COUNTY PROTECTED TREES			
Interior live oak	=	2 trees	(41 aggregate diameter inches)
Valley oak	=	3 trees	(44 aggregate diameter inches)
TOTAL	=	5 trees	(85 aggregate diameter inches)

Recommended Removals

The only tree that has been recommended for removal is tree number 3 a Valley oak that is dead.

CONSTRUCTION IMPACT ASSESSMENT

There are no impacts to the trees anticipated by the proposed lot split.

GENERAL COMMENTS AND ARBORISTS' DISCLAIMER

The City and County of Sacramento regulates both the removal of protected trees and the encroachment of construction activities within their driplines. Therefore, a tree permit and/or additional development authorization should be obtained from the County of Sacramento prior to the removal of any protected trees. 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.

Thank you for allowing Acorn Arboricultural Services, Inc. to assist you with this review. Please feel free to contact me if you have any questions or require additional information and/or clarification.



Wayne McKee
ISA Certified Arborist WE-0959A, 1992
ISA Tree Risk Assessment Qualified, 2022
B S Forestry, Humboldt State University, 1983

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
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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8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
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 information generated by other consultants is for coordination and ease of

reference. Inclusion of such information does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.

10. 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.
11. 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.
12. 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.
13. 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.
14. The legal description, dimensions, and areas herein are assumed to be correct. No responsibility is assumed for matters that are legal in nature.
15. 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 (DBH):	This is the trunk diameter measured at breast height (industry standard 4.5 feet above ground level).
Dripline radius (DLR):	A radius equal to the horizontal distance from the trunk of the tree to the end of the farthest most branch tip prior to any cutting.
Root Protected Zone:	A circle equal to the largest radius of a protected tree's dripline.
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.
Recommendation:	Pre-development recommendations based upon observed characteristics noted at the time of the field inventory effort.
Obscured:	Occasionally some portion of the tree may be obscured from visual inspection due to the presence of dense vegetation which, during the course of inspection for the arborist report, prevented a complete evaluation of the tree. In these cases, if the tree is to be retained on site the vegetation should be removed to allow for a complete assessment of the tree prior to making final decisions regarding the suitability for retention.

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 "fair to good" and "poor to fair" 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 protected 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 of the tree to the tip of its longest limb shall constitute the root protection zone area of each protected tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each protected tree. Removing limbs that make up the dripline does not change the protected area.

Any protected trees on site which require pruning shall be pruned 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 root protection 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 Planning Department 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 COUNTY OF
SACRAMENTO**

Once approval has been obtained by the County of Sacramento Municipal Services Agency 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 root protection zone.

Any removal of paving or structures (i.e. demolition) that occurs within the dripline of a protected tree shall be done under the direct supervision of the Project Arborist. To the maximum extent feasible, demolition work within the root protection zone area 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 driplines 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 driplines of protected trees, except as specifically approved by the Planning Department 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 dripline of a protected tree the utility line within the protected 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 protected 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 root protection 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 critical root zone area of the tree (particularly when considering heavy winter rainfalls). Overland releases and subterranean drains dug outside the critical root 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 protected 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 protected zone of the protected tree shall be constructed within seventy-two (72) hours after completion of grading within the root 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.

All portions of permanent fencing that will encroach into the 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).

Landscaping beneath native oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. Planting live material under protected native oak trees is generally discouraged, and is not recommended within six (6) feet of the trunk of a native oak tree with a diameter a breast height (DBH) of eighteen (18) inches or less, or within ten (10) feet of the trunk of a native oak tree with a DBH of more than eighteen (18) inches. The only plant species which shall be planted within the dripline of native oak trees are those which are tolerant of the natural, semi-arid environs of the tree(s).

Riverside Builders, Inc.
Maple Hill Lane
Orangevale, CA 95662
APN 223-0012-045-0000
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITION		Rating (0-5)	Protected County Tree	Dripline Environ.	NOTABLE CHARACTERISTICS - MAINTENANCE RECOMMENDATIONS
						STRUCTURE	VIGOR				
1	Almond	<i>Prunus dulcis</i>	4,5,6,7,7,8	37	14	poor to fair	poor to fair	2	no	grasses / fence	Weak attachments and above average amount of deadwood. Also tagged 2601 & 1578. - None at this time.
2	Almond	<i>Prunus dulcis</i>		8	12	fair	fair	3	no	grasses / fence	Also tagged 2602 & 1579. - None at this time.
3	Valley oak	<i>Quercus lobata</i>		15	20	Tree is dead		0	yes	grasses / fence	Also tagged 2614 & 1590. - Remove
4	Interior live oak	<i>Quercus wislizenii</i>	6,7,9	22	18	fair	fair	3	yes	grasses / asphalt	Callusing basal wound north side at the point of an old stem failure, lower trunks bend south. Also tagged 2609 & 1598. - None at this time.
5	Valley oak	<i>Quercus lobata</i>		5	12	fair	fair	3	yes	grasses	Trunk leans southeast. Also tagged 2624. - None at this time.
6	Interior live oak	<i>Quercus wislizenii</i>	9,10	19	23	fair	fair	3	yes	grasses	Rubbing injury on the northerly stem at 7 feet above grade. Also tagged 2625 & 1617. - None at this time
7	Pecan	<i>Carya illinoensis</i>		15	30	fair	fair	3	no	grasses	Also tagged 2640 & 1626. - None at this time.
8	Almond	<i>Prunus dulcis</i>	4,4,5,6	19	13	poor to fair	fair	3	no	grasses / fence	Callusing lower trunk wound north side with exposed wood. - None at this time.
9	Pecan	<i>Carya illinoensis</i>		18	30	fair	fair	3	no	grasses	Measured at 2 feet above grade, forks at 5 feet above grade. Also tagged 2644 & 1629. - None at this time
10	Plum	<i>Prunus spp.</i>	2,4	6	12	poor to fair	fair	3	no	grasses	Branching grows in a convoluted fashion. - None at this time.
11	Valley oak	<i>Quercus lobata</i>		24	30	fair	fair	3	yes	grasses / fence	Offsite tree 1 foot west of the southwest property corner, tag on fence. Also tagged 2635 & 361. - None at this time
12	European white birch	<i>Betula pendula</i>	8,9,12	29	26	fair	poor to fair	3	no	grasses / fence	Above average amount of deadwood, past branch failures in various locations. Offsite tree 3 feet west of the westerly property fence, tag on fence. Also tagged 2636. - None at this time.
13	European white birch	<i>Betula pendula</i>	5,7	12	14	fair	fair	3	no	grasses / fence	Offsite tree 3 feet west of the westerly property fence, tag on fence. - None at this time.
14	Coast redwood	<i>Sequoia sempervirens</i>		28	14	fair	fair	3	no	grasses	Offsite tree 5 feet west of the westerly property boundary. Also tagged 2646 & 1642. - None at this time.

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TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITION		Rating (0-5)	Protected County Tree	Dripline Environ.	NOTABLE CHARACTERISTICS - MAINTENANCE RECOMMENDATIONS
						STRUCTURE	VIGOR				
15	Coast redwood	<i>Sequoia sempervirens</i>		27	14	fair	fair	3	no	grasses	Offsite tree 7 feet west of the westerly property boundary. Also tagged 2647 & 1643. - None at this time
16	Incense cedar	<i>Calocedrus decurrens</i>		11	8	fair	fair	3	no	grasses	Offsite tree 4 feet west of the westerly property boundary. Also tagged 2648 & 1644. - None at this time.
17	Coast redwood	<i>Sequoia sempervirens</i>		24	12	fair	fair	3	no	grasses	Offsite tree 5 feet west of the westerly property boundary. Also tagged 2649 & 1645. - None at this time.

TOTAL INVENTORIED TREES = 17 trees (319 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 1 trees (15 aggregate diameter inches)
Rating (0-5, where 0 is dead) 0=1 tree; 1=0 trees; 2=1 tree; 3=15 trees; 4=0 trees; 5=0 trees
Total County Protected Trees = 5 trees (85 aggregate diameter inches)