



Tree Inventory

For

**5644 Walnut Ave., Orangevale, CA
235-0382-022**

Date: 9/5/22

Prepared by Arbitect
ISA certification we-8770a
Shingle Springs, CA 95682
Contact #530-556-0484
Arbitect.tree@icloud.com

Introduction and Scope

Arbitect has been requested to provide a Tree Inventory for the purposes of a development proposal in the County of Sacramento. The subject property is located at 6544 Walnut Ave., Orangevale. Kamran Nakhae has requested the inventory under his authority as the owner/representative. The tree inventory is based on the requirements of the County of Sacramento Tree Ordinance 19.04 and the Sacramento County Tree Preservation Ordinance 19.12. and includes general information regarding trees on the subject property for planning purposes only. This tree inventory includes tree location, tree species, tree size, general comments for purposes of retention consideration. This inventory does not consider other environmental regulations for protected habitat or species. The inventory sole purpose is to provide information to assist with development approval by the County of Sacramento. This inventory does not include tree inspection, canopy inspection, root inspection, tree evaluation, tree assessment or risk assessment.

Site / Inventory Information and Conditions:

- Purpose for Site Development Application
- Site is in an urban area
- Site is flat with one dwelling unit
- Site and trees have been affected by various human activities
- Tags were placed using numbers #291-298
- Off-site trees are shown for informational purposes.
- There are trees off site which may require the owner to coordinate with other ownership or authority.
- There are trees along the adjacent properties and roadways and ownership shall be verified by the owner or representatives prior to affecting them
- Fence lines and other field conditions assumed are used to determine on and off-site trees and there may be some inconsistencies

Methodology

This tree inventory identifies the tree location, tree type, tree size and general comments are for purpose of retention based on tree protection regulation. The locations are based on surveys provided by the civil engineer or field review by the arborist. The tree type, tree size and general comments are determined by field review from the ground plane. The size is measured by Diameter Breast Height (dbh), 4.5' above ground typically by circumference measurement conversions. In some case, dbh on a large multi-stemmed tree may be measured below 4.5' to provide an accurate reference point for the tree size. Comments may be provided to the general extent of pruning strategies to promote improved viability of trees and are included to assist the owner/representative if he/she wishes to improve the conditions. The comments are solely specific for the purpose to determine retention value for the owner and/or the governing authority.

This inventory intends to satisfy the County of Sacramento policies related to human activity effects on tree species of interest. Any omitted information, informational errors, or additional information necessary shall be brought to the attention of Arbitect for resolution, by the owner/representative.

Property bounds have been assumed by existing improvements on site such as; fences but not limited to. Canopy inspection, root inspection, root excavation, basal inspection, or risk assessment was not performed or requested. The trees were tagged with metal tags. Tag numbers may correspond with documents provided by the Civil Engineer's. The Civil Engineer may have located the trees via GPS technology.

Tree condition ratings range from 1-4 are described/shown later in this inventory. Any comment for individual trees (on-site only or perceived as on-site) is based on current conditions. Comments for off-

site trees are limited as the authority to affect them is not the property owner/representative's authority. The comments are under the assumption of current site conditions; without development and as witnessed. Determination of removal to accommodate development is the owner/representative and the governing authority's onus, along with maintenance and preservation practices. This inventory does not include; specific remediation plan, replacement plan, protection plan, maintenance and monitoring plan, riparian vegetation protection plan, Oak canopy retention plan, Oak woodland conservation plans.

This inventory does provide some guideline for tree preservation when disturbance occurs within the dripline/tree protection zone. Any future encroachment of improvements or disturbance within a tree's dripline shall be evaluated a by a qualified professional. It shall be the responsibility of the owner/representative to identify and initiate assessment, evaluation, preservation, or mitigation when and if disturbance is known in accordance with state and local governance.

The owner/representative shall continue to monitor and consult with the appropriate professionals to reduce risk for all persons who are on site and to reduce risk for damage to private property.

Tree removal, retention, maintenance, preservation practices, risk reduction shall be the responsibility of the owner/representative. The owner/representative shall be aware of the local jurisdiction and governing authority's regulation not stated within this document.

Condition Ratings:

1 – poor

Active and persistent tree failure, has substantial structural defects, advanced decline, no remedial options, no vigor, severe decay, poor maintenance practices

2 – fair

Failures observed or indications of potential large failure, has defects that will develop into substantial structural defects, evidence of decline, limited remedial options, fair vigor, decay indicators

3 – good

Minimal failures observed, structure is good with minimal remedial pruning, minimal substantial evidence of decline, good vigor, minimal decay or pests appears to affect tree viability or integrity

4 – excellent

No failure observed, excellent structure, no decline, vigor is excellent for size and age, no decay or pests observed, stability at ground plan.

Condition rating are represented in a quantitative manner however, these ratings are defined in a qualitative manner. These ratings are qualitative in manner and do not represent a quantitative analysis and should not be considered as such. Condition ratings are described in detail; however, rating is completed in general extent only, due to the limitations of the report scope and purpose.

Site Requirements and Recommendations:

Site access shall be restricted by the owner/representative due to lack of specific tree evaluations or risk assessments. The restricted site area shall be any and all areas the owners/representatives have the authority to restrict, including areas accessible to the public. The restricted site area shall be the "restriction zone". A tree care company and/or qualified arborist shall be consulted and contracted to identify tree conditions and reduce risk within restriction zone and outside of the restriction zone, immediately. The owner/representative shall pursue tree removal or mitigation as recommended by a tree care company, immediately.

A risk assessment shall be performed for any and all trees that have a "target" (definition of "target"; Any person or object within reach of a falling tree or part of a tree, that may be injured or damaged). A risk assessment shall be performed for all trees within the restriction zone and all trees considered to be owned by the property owner. A risk assessment shall be performed for all trees outside the restriction zone. All restrictions and assessments shall commence immediately, it is representative/owner's responsibility to pursue and respond. The risk assessments shall be completed by a qualified professional and shall be

responded to by the owner/representative. The site shall be inspected and evaluated annually or more than annually, during construction, and at the time of property sale to determine if conditions exist that warrant mitigation or removal and is the onus of the property owner.

The owner/representative shall have the responsibility to determine and act to reduce risk of property damage or human injury or death. The owner/representative shall consider removing all trees and/or tree parts to reduce risk to property or persons. In addition, all dead trees shall be removed immediately.

All trees with a “condition rating” of 3.0 or below shall be considered for removal to reduce risk by the owner/representative. Trees with a condition rating greater than 3, shall be evaluated per this inventory described in other sections. Large trees pose a greater risk and shall be evaluated for removal by the owner or their representative, immediately

Tree Information

Identification and Inventory Extent

- Trees are identified from ground plane. Preparation of this observation is limited for purposes of development application. Condition comment are for purposes of determining retention value, not potential failure. Trees that pose risk will not be identified due to the limitation of the inventory’s scope. The owner/representative has the onus to acquire and respond to additional evaluations and assessments. The extent of this tree review is not adequate to ascertain with any certainty or uncertainty of potential failure of any tree, nor do all tree defects present themselves. This observation does not ensure tree stability or tree failure. Acceptance of this inventory by the requestor, their representative and/or the owner, understands the purpose and indemnifies the arborist.
- **Exhibit A** “Tree Identification” - Matrix identifying tree species, tree sizes and general conditions within the scope of services and purposes as described
- **Exhibit B** “Tree Locations” – Tree locations are shown on aerial and determined by site review. Trees are identified by a number as tagged or by letter in the Exhibit. Tree locations shall be verified by survey and is the owner/representative’s responsibility. Tree Locations tagged with a number may be off-site or on-site. Trees shown by letter may be on-site or off-site. Trees with letters are either insignificant in size, insignificant species or located off site.

Summary of Trees

There are five (5) native Oak trees that are of >6” dbh. Tree 293, 294, 296, 297, 298 are at the minimum dbh to be considered protected.

Trees (as tagged) # 295 and 296 are a group of smaller dbh trees that are in close proximity, less than 5’ apart. Group tagged 296 has only one of four trees that is protected.

Tree #291 is a large silver maple which are problematic due to structure. It should be removed to reduce risk.

Tree #292 is in poor condition and should be removed to reduce risk.

All other vegetation is ornamental, fruit or shrubs that are not protected.

General Recommendations for Trees and Site:

- The developer/owner(s) or their assigns shall consult and contract with a Tree Care Company who provides pruning and removal services with intent to evaluate, assess and reduce risk
- All trees shall be pruned to; remove, defects, remove dead wood, preserve life and property, promote longevity, reduce risk.

- All pruning shall commence prior to any activities on site.
- All trees shall be pruned for structural or canopy balance purposes
- All trees shall be evaluated/assessed for basal decay and other potential contributors to future failure.
- Evaluations/assessments shall be performed on an annual basis or more frequently and prior to activities on site
- All areas around trees shall be restricted for use and have restricted access.

NOTE: Retained and pruned trees do not guarantee nor imply safe environs due to the nature of living organisms and the lack of surety to predict any or all consequences

Development Impacts

Tree protection, preservation, regulation is guided by the County of Sacramento. Other native plants and communities are protected by the California Environmental Quality Act. It is the owner's responsibility to determine if others restrictions apply. Impact to these protected plants and habitat due to development are regulated and may require protection, preservation, or restoration. Other agencies may use the base information contained in this inventory to evaluate those potentials. Other environmental studies may be required.

This tree inventory provides pre-development observations and comments which shall be revisited by the owners/representatives as future development progresses. Adverse impacts, unintended or unanticipated impacts may occur during that development and construction process which cannot be predicted. Evaluation of all trees shall be performed once development impacts are known or as trees are affected by development. It is the responsibility of the owner/representative to pursue. The owner/representative shall pursue appropriate remedial, removal and preservation recommendations from professionals with expertise and experience if protected trees/plants, habitats, or trees are affected.

This inventory is intended for the purpose of development review which gives the basis for tree removal, retention or pruning strategies. Trees shall be protected, preserved, maintained per City, County, State, International Society Arboriculture (ISA) standards, Tree Care Industry Standards (TCIA), American National Institute (ANSI) standards as situational appropriate. In the event trees are encroached upon, a supplemental evaluation/assessment, impact assessment, preservation or protection measures, may be necessary and are the responsibility of the owner/representative to pursue.

Additional investigation, assessment, and evaluation shall be accomplished during and at the completion of the development in order to reduce risk. It shall be the owner/representative's responsibility to initiate.

The owner/representative should substantiate and document the dbh of any tree requiring mitigation at the time of removal.

Tree Removal and Maintenance Authority of Protected Species

The County of Sacramento regulates the removal, pruning, and encroachment within tree driplines of protected trees by definition in the County of Sacramento Tree Preservation Ordinance. The owner and their representatives shall be aware of the ordinance and shall be responsible for the removal, pruning, or encroachment within dripline/tree protection zone of any protected trees. Any trees not indicated in this inventory which are affected shall be brought to the attention of the Arborist prior to disturbance or removal. Tree permits and approval may be required by the appropriate authority. The owner or their representatives shall follow all regulations as required by the local and state jurisdiction or as required by governing authority. Certification may be required at the completion of development and shall be the responsibility of the owner to procure. If any other submittals/forms/permits/documents are needed to perform for tree work/removal/disturb tree protection zone, the owner shall be responsible to determine appropriate actions or authority. It is the owner's responsibility to verify and acquire authority before

affecting any the trees on or off site. The inventory assumes information as provided and does not validate ownership nor grant authority.

Guidelines for Tree Preservation

NOTE: All tree protection zones to be established at time of commencement of any construction activities and not based on estimated driplines in this inventory. Driplines are rough estimation only due to irregular canopies of the trees on subject property.

- Identify trees to be preserved
- Prune trees prior to construction. The sooner the better to allow trees to stabilize and time for trees to minimize stress prior to development disturbance.
- Prune standards shall be based on current International Society of Arboriculture (ISA) standards.
- Protective fencing should be placed prior to construction outside the dripline of all trees to be preserved and shall remain in place until development is complete
- Natural soil grade shall not be altered unless approved
- If the future improvements include working within the dripline of a tree, specific construction recommendations and evaluations by a certified arborist shall be procured by the developer/owner.
- Techniques such as aeration systems may be necessary if hardscapes are placed within driplines, a 20% rule of thumb applies however, each specific case requires an arborist to be consulted.
- Any soil excavation, disturbance or trenching shall be hand dug to minimize root damage.
- Any exposed or damaged roots of significant size (1" or greater) shall be evaluated by a certified arborist at the time of exposure or damage. All roots shall be cut cleanly perpendicular to the root. Any roots damaged (1" or less) shall be cleanly cut. A clean cut implies no remaining tissue is cracked, split, ripped or damaged tissue remains.
- No materials, equipment, vehicles shall be stored or allowed within driplines.
- Any compaction of soil shall not be allowed
- If any compaction is anticipated due to construction activities, an 8" layer of mulch shall be placed on grade
- Planting or landscape which requires irrigation shall not allowed under protected mature trees.
- Developer/owner shall consult, City, County and local organizations, and others to determine appropriate landscape under protected trees
- Tree stumps within 12' of trees to be preserved shall be flush cut at ground level, not pulled and if ground, shall be ground as to not damage other tree roots.
- If significant disturbance occurs to any tree to be preserved, the developer/owner shall consult with a certified arborist to determine appropriate response.
- If more stringent or otherwise alternative practices are identified by the other jurisdiction regulation or government authority, the owner or their representatives shall comply.

Limited Conditions, Assumptions and Indemnification

- Any legal description provided to Arbitect 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.
- It is assumed that any property is not in violation of any applicable codes, ordinances, statute, or other governmental regulation.
- Care has been taken to obtain information for reliable sources. All data has been verified in so far as possible, however, Arbitect can neither guarantee nor be responsible for the accuracy of information provided by others.
- Arbitect shall not be required to give a deposition and/or attend court by reason of this inventory unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to an agreed upon fee schedule.
- Loss or alteration of any part of this inventory invalidates the entire inventory. Ownership of any documents produced passes to the client only when all fees have been paid.

- Possession of this inventory or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written consent of the consultant.
- Neither all nor any part of the contents of this inventory, nor, copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relation, news, sales, or other media, without the prior expressed written consent of the consultant, particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute
- This inventory and any values expressed herein represent the opinion of the Arbitect and the consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- Sketches, diagrams, graphs, drawings and photos within this inventory 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 consultant as to the sufficiency or accuracy of the information.
- Unless expressed otherwise: 1. Information contained in this inventory 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 the accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.
- 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.
- This inventory is based on the observations and opinions of Arbitect and does not provide guarantees regarding the performance, health, vigor, structural stability or safety. Arbitect assume no responsibility for tree failure or their demise or any resultant damage.
- Final trees removal, retention, maintenance shall be determined by the developer/owner since the project is in early stages of development.
- Further investigation of tree failure potential is the developer/owner's responsibility
- Root system and canopy impacts cannot be definitively assessed until improvements are identified in detail. Additional inspection is the responsibility of the developer/owner.
- Trees are living things and vary in their growth habits and responses to disturbance. The developer/owners shall be responsible for the impacts regardless the of the general observations contained within this inventory.
- No additional assumption of services is assumed by the inventory preparer
- It is the developer/owner's responsibility to notify the arborist if conditions change
- Arborists are professionals who use their experience and knowledge to minimize risks, only. Arborists cannot detect with any certainty that trees will or will not fail.
- Any entity who develops or owns land should inform residents of tree risks
- Trees within this project will be subject to a change of environment due to development and thus should be monitored by the developer/owner.
- Any changes or instability of trees shall be brought to the attention of a certified arborist or mitigated as necessary to preserve life or property damage. All emergency activities shall be documented and retained.
- Information Use Limitations: The inventory is for the exclusive use of the developer/owner identified within this inventory. The purpose of this inventory is for development review of the subject property. Any use of this inventory and any support exhibits, appendixes, diagrams or portions thereof other than for project review shall be subject to and require written permission of Arbitect. Unauthorized modifications, distribution and / or use of this inventory, including the data or portion thereof contained is prohibited.

Exhibit A - Tree Identification

Tree #	Botanical Name	Common Name	dbh (") (1) (3)	DL (r in ft) (2)	Structure Rating	Vigor Rating	Condition Rating	Protected Tree (4)
291	Acer saccharinum	silver maple	32	30	1	2	1.5	
292	Acer saccharinum	silver maple	18	15	1	1	1	
293	Quercus lobata	Valley Oak	14	10	1	3	2	yes
294	Quercus lobata	Valley Oak	9	10	1	2	1.5	yes
295	Quercus lobata (3)	Valley Oak	(5)(5)(2,2)	6	2	2	2	
296	Quercus lobata (4)	Valley Oak	(7)(5)(2)(2)	6	2	2	2	yes
297	Quercus lobata	Valley Oak	6,8,8,7,10	15	1	3	2	yes
298	Quercus lobata	Valley Oak	10	8	2	3	2.5	yes
A	Sequoia Sempervirens (12)	Redwoods (12)	6-18	8	2	2	2	off site
B	Malus	Apple tree (2)	(2)(5)	8	2	2	2	
C	Sequoia Sempervirens	Redwood	18	10	3	3	3	off site
D	Morus alba	Mulberry	12	12	1	2	1.5	
E	Ficus carica	Fig Tree	multi	8	1	1	1	
F	Prunus	Stone Fruit (2)	(6,6)(multi)	6	1	1	1	
G	Ficus carica	Fig Tree	12	10	2	2	2	
H	Quercus lobata	Valley Oak	18-22	20	---	---	---	off site
I	unidentified tree due to access	---	---	---	---	---	---	off site
J	Lagerstroemia indica	Myrtle	multi (<4)	5	---	---	---	

(1) dbh is estimated and rounded by circumference method.

(2) Dripline are irregular due to forest crowding and subordinate growth. DL is est. Subject property has intermixed tree crowns

(3) (-) (-) (-) indicates there are separate trees in the grouping

(4) trees which are off-site are shown as protected, however, the property owner has no authority to affect these trees

Exhibit B

Tree Locations

