



**Arborist Report**

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**Lavenida Lane  
Subdivision 9260  
Orinda, CA**

*Prepared for:*  
**The Bruzzone Family  
899 Hope Lane  
Lafayette CA 94549**

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**Arborist Report**  
Lavenida Lane  
Orinda CA

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***Tree Exhibit (Prepared by P/A Design Resources, Inc.)***

### ***Introduction and Overview***

The Bruzzone Family is planning to develop the site located at the corners of Lavenida and Donna Maria Way, in Orinda California. The site abuts the Moraga Country club and Town of Moraga limit to the southwest and slopes steeply to the east. Currently, the site is an abandoned walnut orchard with creeks flowing along the northwestern property boundary and in the southeastern corner of the site. HortScience, Inc. was asked to prepare an **Arborist Report** for the site for review by the City of Orinda.

This report provides the following information:

1. A survey of trees growing within and adjacent to the proposed project area.
2. An assessment of the impacts of constructing the proposed project on the trees.
3. Guidelines for tree preservation during the design, construction and maintenance phases of development.

### ***Survey Methods***

Trees were surveyed on May 26, 2009. The survey included all trees 4" and greater in diameter for riparian areas, and 6" and greater in diameter for all other areas per section 17.21 of the City of Orinda municipal code. The survey procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Measuring the trunk diameter at a point 54" above grade;
3. Evaluating the health and structural condition using a scale of 1 – 5:
  - 5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
  - 4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
  - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
  - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
  - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "good", "moderate" or "poor". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

**Good:** Trees with good health and structural stability that have the potential for longevity at the site.

**Moderate:** Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'good' category.

**Poor:** Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

**Description of Trees**

One hundred and ninety-six (196) trees were evaluated, representing seven (7) species (Table 1). Twenty-seven (27) off-site trees were included in the survey, where portions of their crowns extended onto the development site (#1-3, 32, 87, 90, 91, 93, 95-99, 174, and 177), or where they were in proximity to proposed off-site drainage work (85, 86, and 187-196). Descriptions of each tree are found in the **Tree Survey Form**, and locations are plotted on the **Tree Survey Map** (see attachments).

The site is a mix of an old walnut orchard and an oak-bay woodland. Coast live oak and riparian species dominate creeks, with walnuts concentrated on the eastern half of the site. One hundred seventeen (117) of the trees, represented by three species, were native.

The most frequently occurring species was coast live oak (106 trees, or 54% of the population). Calif. black walnut (70 trees, or 36%) was the next most common species. The remaining five species were represented by no more than 10 individuals. Tree size ranged from 4" to 33" in diameter. Ninety-eight (98) trees had multiple trunks arising below 54".

Coast live oaks were overwhelmingly in good condition. Two-thirds were in good condition and one-third in moderate. None of the coast live oaks were in poor condition. Those in moderate condition typically had small diameters (6" to 15") and one-sided, thin or suppressed crowns.

In contrast, Calif. black walnuts were almost evenly split between poor and moderate conditions (34 and 36 trees, respectively). None of the Calif. black walnuts were in good condition. Those in both poor and moderate conditions had varying amounts of twig and branch die-back, trunk wounds and decay.

Overall, tree condition was good (44%) to fair (38%). Thirty-five (35) trees were in poor condition, 34 of which were Calif. black walnuts and one was a plum with extensive dieback.

The City of Orinda defines trees on vacant or undeveloped parcels with a diameter of 6" or greater, or native riparian trees with a diameter of 4" or greater, as "Protected". Based on this definition, 190 of the trees surveyed are considered "Protected".

**Table 1: Condition ratings and frequency of occurrence of trees.  
Lavenida Lane, Orinda**

Common Name	Scientific Name	Condition Rating			No. of Trees
		Poor (0-2)	Fair (3)	Good (4-5)	
Deodar cedar	<i>Cedrus deodara</i>	-	-	3	3
Hawthorne	<i>Crataegus laevigata</i>	-	1	-	1
Calif. black walnut	<i>Juglans hindsii</i>	34	36	-	70
Plum	<i>Prunus sp.</i>	1	2	2	5
Coast live oak	<i>Quercus agrifolia</i>	-	30	76	106
Arroyo willow	<i>Salix lasiolepis</i>	-	-	1	1
Calif. bay	<i>Umbellularia californica</i>	-	6	4	10
<b>Total</b>		<b>35</b>	<b>75</b>	<b>86</b>	<b>196</b>

### ***Suitability for Preservation***

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields or creek channels, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**  
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**  
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**  
There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example, Calif. black walnut is sensitive to site disturbance, while coast live oak is more tolerant of root loss.
- **Tree age and longevity**  
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**  
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. None of the species surveyed at the Lavenida site are considered invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see attached ***Tree Survey Form***). Table 2, following page, provides a summary of the suitability ratings. Suitability ratings for individual trees are provided in the ***Tree Survey Form***.

**Table 2: Tree Suitability for Preservation  
Lavenida Lane, Orinda**

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<b>Good</b>	These are trees with good health and structural stability that have the potential for longevity at the site. Fifty-two (52) trees were of good suitability for preservation; including 49 coast live oaks, two (2) Calif. bay laurels, and one (1) arroyo willow.
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<b>Moderate</b>	Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "good" category. Seventy-seven (77) trees were of moderate suitability for preservation, including 54 coast live oaks, 10 Calif. black walnuts, eight (8) Calif. bay laurels, three (3) deodar cedars, and two (2) plums.
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<b>Poor</b>	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Sixty-seven (67) trees were of poor suitability for preservation, including 60 Calif. black walnuts, three (3) coast live oaks, three (3) plums, and one (1) hawthorne.
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### ***Evaluation of Impacts and Recommendations for Preservation***

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Survey** was the reference point for tree condition and quality. Potential impacts from construction were evaluated using the Plan set entitled Lavenida Lane, subdivision 9260, Vesting Tentative Map, Conceptual Landscape Plan and Preliminary Stormwater Control Plan prepared P/A Design Resources, Inc. (June 1, 2010).

The plan proposes to subdivide the site into eight (8) lots. A new road will be constructed (Lavenida Lane), extending the existing Lavenida Dr. south onto the project site. The central portion of the site will be graded to create level lots for future homes and construct driveways. Bioretention basins will be constructed along the northeastern property boundary, a drainage ditch along the southwestern property boundary, and a new storm drain will be installed along the east side of the existing Lavenida Drive. The northern ~100' of the new storm drain, to the connection point with the drainage culvert beneath Lavenida Dr., is proposed for boring to avoid trenching and potential conflicts with tree roots.

The plans depict the conceptual layout for new homes. Impacts from these conceptual layouts are not addressed in this document. Custom homes will be designed for each lot in the future. An assessment of impacts to trees and separate Arborist Reports based on individual lot layouts will be required at that time.

Potential impacts from grading and drainage were estimated for each tree. The most significant impacts to the trees would occur as a result of the grading for the lots and subdivision improvements.

Based on our evaluation of the plans and their impacts on the trees, I recommend preservation for 117 trees, 114 of which qualified as Protected. Preservation is predicated on establishing a **Tree Protection Zone** and other recommendations listed in the **Tree Preservation Guidelines** (page 7).

Three (3) of the trees recommended for preservation have been identified for pruning based on their proximity to proposed improvements (#96-98). Pruning guidelines are provided in the **Tree Preservation Guidelines** (page 7).

Four (4) of the trees proposed for preservation (#32, 34, 90, and 96) are in close proximity to the proposed improvements. All of the trees are expected to tolerate the impacts, but some may show signs of decline, such as twig and branch dieback, as a result of the adjacent grading. Table 3 provides a list of these trees and their proximity to the proposed improvement.

Removal is recommended for 79 trees, including 76 that qualified as Protected. Forty-nine (49) would be impacted by lot grading, 17 by road grading and 13 by construction of the bioretention ponds. Fifty-three (53) of the trees recommended for removal were of poor suitability for preservation. Table 4 provides a list of trees recommended for removal, along with their Protected status and a description of the associated impacts.

**Table 3: Trees potentially impacted by improvements  
Lavenida Lane, Orinda**

Tree #	Species	Trunk Diameter (in.)	Proximity to improvement
32	Calif. black walnut	10,8,7,5,5	5' E. of improvement grading
34	Calif. black walnut	16,7,6,6,5	3' E. of improvement grading
90	Calif. black walnut	18	7' E. of improvement grading
96	Coast live oak	8,6	4' N. of Lot 1 grading

**Table 4: Trees recommended for removal  
Lavenida Lane, Orinda**

Tree #	Species	Trunk Diameter (in.)	Protected?	Impacts
12	Coast live oak	9	Yes	Within Lot 4 grading
17	Calif. black walnut	17,9	Yes	Within Lot 5 grading
18	Calif. black walnut	6,5,5,4	Yes	Impacted by Lot 5 grading
20	Coast live oak	6,6,3	Yes	Within Lot 5 grading
21	Coast live oak	10,9,9,8	Yes	Within Lot 5 grading
24	Coast live oak	17	Yes	Within Lot 5 grading
25	Calif. black walnut	17,7,6,6,6	Yes	Within Lot 3 grading
26	Calif. black walnut	9,7,6,5,5	Yes	Within bioretention
27	Calif. black walnut	17	Yes	Within bioretention

(Continued, following page)

**Table 4: Trees recommended for removal, continued  
Lavenida Lane, Orinda**

Tree #	Species	Trunk Diameter (in.)	Protected?	Impacts
28	Calif. black walnut	10,10,9,7,6,6	Yes	Within bioretention
29	Calif. black walnut	6,6,6,5,4,4	Yes	Within bioretention
30	Calif. black walnut	9,9,9,7,6,6,5,5	Yes	Within bioretention
31	Calif. black walnut	11	Yes	Within bioretention
33	Calif. black walnut	12,6,6	Yes	Within bioretention
35	Calif. black walnut	17	Yes	Within Lot 3 grading
36	Calif. black walnut	14,5,5,4	Yes	Within Lot 3 grading
37	Calif. black walnut	24	Yes	Within Lot 3 grading
38	Calif. black walnut	22	Yes	Within Lot 3 grading
39	Calif. black walnut	18	Yes	Within Lot 3 grading
40	Calif. black walnut	6,6	Yes	Within Lot 3 grading
41	Calif. black walnut	23	Yes	Within Lot 3 grading
42	Calif. black walnut	10,6	Yes	Within Lot 3 grading
43	Calif. black walnut	9,8,7,7	Yes	Within road grading
44	Calif. black walnut	16,7,6,6	Yes	Within road
45	Calif. black walnut	18,18	Yes	Within road
46	Calif. black walnut	7,5	Yes	Within Lot 2 grading
47	Calif. black walnut	26,6	Yes	Within road grading
48	Calif. black walnut	9,9,8	Yes	Within Lot 1 grading
49	Calif. black walnut	18,9	Yes	Within Lot 1 grading
50	Coast live oak	18,9	Yes	Within Lot 1 grading
51	Calif. black walnut	10	Yes	Within Lot 1 grading
52	Calif. black walnut	16	Yes	Within Lot 1 grading
53	Calif. black walnut	17,15,7	Yes	Within Lot 1 grading
54	Calif. black walnut	6,5,4,4,3	Yes	Within Lot 2 grading
55	Calif. black walnut	7,6,6,5,4	Yes	Within Lot 2 grading
56	Calif. black walnut	8,7,7,6,6,5,4	Yes	Within Lot 2 footprint
57	Calif. black walnut	16	Yes	Within Lot 2 grading
58	Calif. black walnut	10,9	Yes	Within Lot 2 grading
59	Calif. black walnut	6,5,4,4	Yes	Within Lot 2 grading
60	Calif. black walnut	10,8,7,6,5,5	Yes	Within Lot 2 grading
61	Calif. black walnut	8,7,4,4,3	Yes	Within road grading
62	Calif. black walnut	13,8,7,7,6	Yes	Within road grading
63	Calif. black walnut	5,4,4	No	Within Lot 2 grading
64	Calif. black walnut	9,7,7,6,5	Yes	Within road
65	Calif. black walnut	13,6,6,5	Yes	Within road
66	Calif. black walnut	5,4	No	Within road grading
67	Calif. black walnut	7,7,6,6,5,5,4	Yes	Within Lot 2 grading
68	Calif. black walnut	9,8,6,6	Yes	Within road
69	Calif. black walnut	7,7,6,4,4	Yes	Within Lot 2 grading
70	Calif. black walnut	5,5,4,4	Yes	Within Lot 2 grading
71	Calif. black walnut	7,7,6,5,4,4	Yes	Within Lot 2 grading
72	Calif. black walnut	6	Yes	Within Lot 2 grading
73	Calif. black walnut	6,5,4,4,3,3,2,2	Yes	Within Lot 2 grading
74	Calif. black walnut	7,6,6,5,5	Yes	Within Lot 2 grading

(Continued, following page)



**Table 4: Trees recommended for removal, continued  
Lavenida Lane, Orinda**

Tree #	Species	Trunk Diameter (in.)	Protected?	Impacts
75	Calif. black walnut	13,9,8,7,6,6	Yes	Within Lot 2 grading
76	Calif. black walnut	14,9,8,5	Yes	Within road
77	Calif. black walnut	8,7	Yes	Within road
78	Calif. black walnut	8,7	Yes	Within Lot 6 grading
79	Calif. black walnut	10,9,7,5,5,4	Yes	Within Lot 7 grading
80	Calif. black walnut	5,5,4	No	Within road
81	Calif. black walnut	7,7,6,6	Yes	Within road
82	Calif. black walnut	15,12	Yes	Within road
83	Calif. black walnut	10,9	Yes	Within road
84	Calif. black walnut	21	Yes	Within road
88	Coast live oak	14	Yes	Within bioretention
89	Calif. black walnut	12,7,7,6	Yes	Within bioretention
92	Coast live oak	11	Yes	Impacted by bioretention
93	Coast live oak	6,6,5	Yes	Impacted by bioretention
94	Coast live oak	11,8,8,7,6,6	Yes	Impacted by bioretention
95	Coast live oak	6,6,5,4,4,2	Yes	Impacted by bioretention
144	Coast live oak	10,10,9	Yes	Impacted by Lot 8 grading
145	Coast live oak	12,10,9,7,5	Yes	Within Lot 8 grading
146	Coast live oak	7,6	Yes	Within Lot 8 grading
168	Coast live oak	10	Yes	Impacted by Lot 8 grading
182	Calif. bay	6,4,3	Yes	Within Lot 7 grading
183	Calif. bay	6,5,4,3	Yes	Within Lot 7 grading
184	Hawthorne	8,7,7,6,4,4	Yes	Within Lot 7 grading
185	Coast live oak	17	Yes	Within Lot 7/8 driveway
186	Coast live oak	16	Yes	Within Lot 7/8 driveway

#### Mitigation Requirements

The City of Orinda requires mitigation for the approved removal of all Protected trees. For each 6" in diameter, or fraction thereof, of the Protected tree approved for removal, the applicant shall plant one (1) 15-gallon replacement tree, or pay an in-lieu fee of \$250 per 15-gallon replacement tree. Replacement trees are to be the same genus and species as the removed tree.

In the case of the Lavenida project, the standard mitigation measure fails to recognize that the site was an abandoned walnut orchard. Sixty (60) of the 79 trees recommended for removal were Calif. black walnuts, 32 of which were in poor condition. Based on the City of Orinda standard mitigation measure, the Lavenida project would be required to plant 362 15-gallon replacement trees, 286 of which would be Calif. black walnuts. In general, we do not recommend mitigation for orchard trees or trees that are in poor condition, as these trees are not seen as contributing significantly, aesthetically or environmentally, to the site.

### **Tree Preservation Guidelines**

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **Tree Protection Zone** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

### **Design recommendations**

1. A **TREE PROTECTION ZONE** shall be established around each tree to be preserved. No grading, excavation, construction or storage of materials shall occur within that zone. Trees not listed below shall have the **TREE PROTECTION ZONES** established at the dripline in all directions. The **TREE PROTECTION ZONES** for all other trees are as follows:

### **Specific Tree Protection Zones**

11	Coast live oak	21,19	15' S., dripline in all other directions
22	Coast live oak	9	17' E. and W., 20' S., dripline N.
23	Coast live oak	16	15' N. and W., 25' E., dripline S.
32	Calif. black walnut	10,8,7,5,5	5' W., dripline in all other directions
34	Calif. black walnut	16,7,6,6,5	3' W., dripline in all other directions
85	Calif. black walnut	22	15' NW., dripline in all other directions
87	Calif. black walnut	10,4,4,3	10' S. dripline in all other directions
90	Calif. black walnut	18	7' W., dripline in all other directions
91	Calif. black walnut	6,6,6,5,4,4	14' W., dripline in all other directions
96	Coast live oak	8,6	4' S., dripline in all other directions
97	Plum	6,5,4,4,3	7' S., dripline in all other directions
98	Coast live oak	13,10,6,5	8' S., dripline in all other directions
99	Coast live oak	13,12,10,8	16' S., dripline in all other directions
110	Coast live oak	19,13,6,5	14' SE., dripline in all other directions
116	Coast live oak	21	25' SE., dripline in all other directions
119	Coast live oak	17,7	19' SE., dripline in all other directions
125	Coast live oak	15	20' SE., dripline in all other directions
135	Coast live oak	7	10' S. dripline in all other directions
136	Coast live oak	12	7' S., dripline in all other directions
157	Coast live oak	19	9' E., dripline in all other directions
158	Coast live oak	13	10' E., dripline in all other directions
163	Coast live oak	10	15' SE., dripline in all other directions
165	Plum	13	6' S., dripline in all other directions
169	Coast live oak	16,13,8	15' S., dripline in all other directions
170	Coast live oak	10	10' S. dripline in all other directions
171	Coast live oak	18	15' SW., dripline in all other directions
172	Coast live oak	18	13' SW., dripline in all other directions
175	Coast live oak	20	17' NE., dripline in all other directions
176	Coast live oak	19	18' NE., dripline in all other directions
179	Coast live oak	15,13,10	19' S. and E., 20' W., dripline N.
180	Coast live oak	12,10	15' E., dripline in all other directions
181	Coast live oak	19	15' S., dripline in all other directions

2. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading and utility plans, landscape and irrigation plans.
3. Underground services including utilities, sub-drains, water or sewer shall be routed around the **TREE PROTECTION ZONE**. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.
4. **Tree Preservation Notes**, prepared by the Consulting Arborist, should be included on all plans.
5. Irrigation systems must be designed so that no trenching will occur not within the **TREE PROTECTION ZONE**.
6. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
7. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

***Pre-construction treatments and recommendations***

1. The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City. Fences are to remain until all grading and construction is completed.
3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by demolition or construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
4. Pruning trees to provide construction and access clearance will be required. Trees #96-98 have been preliminarily identified for pruning based on their proximity to proposed improvements. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the *Tree Pruning Guidelines* of the International Society of Arboriculture. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**.
5. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground.
6. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use the smallest equipment, and operate from outside the **TREE PROTECTION ZONE**. The Consulting Arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.

7. Apply and maintain 4-6" wood chip mulch within the **TREE PROTECTION ZONE**.

**Recommendations for tree protection during construction**

1. Prior to beginning work, all contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.
3. No grading, construction, demolition or other work shall occur within the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
4. Do not lime within 50' of any tree. Lime is toxic to tree roots.
5. Fences have been erected to protect trees to be preserved. Fences define a specific **TREE PROTECTION ZONE** for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
6. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
7. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the **TREE PROTECTION ZONE** by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required and monitor all root pruning.
8. All underground utilities, drain lines or irrigation lines shall be routed outside the **TREE PROTECTION ZONE**. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed by the Consulting Arborist.
9. Supplemental irrigation may be required and shall be specified by the Consulting Arborist.
10. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
11. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
12. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

**Maintenance of impacted trees**

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, annual inspection for hazard potential is recommended.

**HortScience, Inc.**



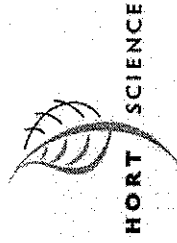
John Leffingwell  
Board Certified Master Arborist WE-3966B  
Registered Consulting Arborist #442

**Attached:**     ***Tree Survey Forms***  
                  ***Tree Exhibit (Prepared by P/A Design Resources)***



# Tree Survey

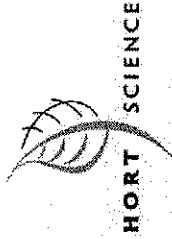
Bruzzone Family  
Lavenida Lane  
Orinda, California  
May 2009



TREE No.	SPECIES	SIZE DIAMETER (in inches)	Protected?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
1	Coast live oak	12	Yes	4	Moderate	Off-site; codominant trunks at 10'; crown bowed west.
2	Coast live oak	12	Yes	4	Moderate	Off-site; one-sided north; saturated soil from broken pipe.
3	Calif. bay	9,3	Yes	4	Moderate	Off-site; codominant trunks at base; narrow crown.
4	Coast live oak	21	Yes	4	Good	Good form and structure; epicormic shoots; saturated soil from broken pipe.
5	Coast live oak	6,5	Yes	5	Good	Codominant trunks at base; good young tree.
6	Coast live oak	21,17,12	Yes	5	Good	Multiple attachments at base; 12" stem leans east.
7	Calif. bay	8,8	Yes	4	Moderate	Codominant trunks at base; narrow crown.
8	Coast live oak	19	Yes	4	Moderate	One-sided south; laterals south.
9	Calif. bay	5,4	Yes	3	Moderate	Codominant trunks at base; southern stem dead; ganoderma conk.
10	Coast live oak	13	Yes	3	Moderate	Codominant trunks at 10'; thin crown.
11	Coast live oak	21,19	Yes	3	Moderate	Codominant trunks at 5'; western stem failed; large trunk wound.
12	Coast live oak	9	Yes	4	Good	Growing on slope; leans south.
13	Coast live oak	21,19	Yes	4	Good	Multiple attachments at 10'; one-sided west.
14	Coast live oak	12	Yes	4	Moderate	Codominant trunks at 6'; twig dieback.
15	Coast live oak	18	Yes	4	Good	Multiple attachments at 12'; low lateral east.
16	Calif. bay	17,9	Yes	5	Good	Good form and structure; lateral north.
17	Calif. black walnut	17,9	Yes	3	Poor	Codominant trunks at 4'; trunk decay; twig and branch dieback.
18	Calif. black walnut	6,5,5,4	Yes	2	Poor	Multiple attachments at base; dead stems; dieback.

# Tree Survey

Bruzzone Family  
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	Protected?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
19	Coast live oak	21	Yes	5	Good	Multiple attachments at 1'; good form and structure.
20	Coast live oak	6,6,3	Yes	5	Good	Multiple attachments at 1'; good young tree.
21	Coast live oak	10,9,9,8	Yes	4	Good	Multiple attachments at base; included bark.
22	Coast live oak	9	Yes	5	Good	High crown; good form and structure.
23	Coast live oak	16	Yes	5	Good	Slightly one-sided south.
24	Coast live oak	17	Yes	4	Moderate	Embedded barbed wire; dieback.
25	Calif. black walnut	17,7,6,6,6	Yes	3	Poor	Multiple attachments at 1'; dieback in upper crown.
26	Calif. black walnut	9,7,6,5,5	Yes	2	Poor	Multiple attachments at 1'; central leader decayed.
27	Calif. black walnut	17	Yes	2	Poor	Trunk decay; dieback.
28	Calif. black walnut	10,10,9,7,6,6	Yes	3	Poor	Multiple attachments at base; central leader dead.
29	Calif. black walnut	6,6,6,5,4,4	Yes	3	Moderate	Multiple attachments at base; mistletoe.
30	Calif. black walnut	9,9,9,7,6,6,5,5	Yes	3	Poor	Multiple attachments at base; central leader decayed; dead stems.
31	Calif. black walnut	11	Yes	3	Poor	Trunk wound; decay; mistletoe.
32	Calif. black walnut	10,8,7,5,5	Yes	2	Poor	Off-site; extensive dieback; trunk decay.
33	Calif. black walnut	12,6,6	Yes	3	Poor	Twig and branch dieback; trunk decay.
34	Calif. black walnut	16,7,6,6,5	Yes	3	Poor	Multiple attachments at 2'; twig and branch dieback.
35	Calif. black walnut	17	Yes	3	Poor	Trunk wound; twig and branch dieback.
36	Calif. black walnut	14,5,5,4	Yes	1	Poor	All but dead.
37	Calif. black walnut	24	Yes	2	Poor	Codominant trunks at 5'; southern stem dead.
38	Calif. black walnut	22	Yes	1	Poor	Embedded barbed wire; dead top.
39	Calif. black walnut	18	Yes	1	Poor	Extensive trunk decay.



# Tree Survey

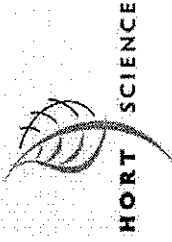
Bruzzone Family  
Lavenida Lane  
Orinda, California  
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	Protected?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
40	Calif. black walnut	6,6	Yes	1	Poor	Embedded barbed wire; dead top.
41	Calif. black walnut	23	Yes	1	Poor	Extensive trunk decay south; dead top.
42	Calif. black walnut	10,6	Yes	3	Moderate	Twig dieback
43	Calif. black walnut	9,8,7,7	Yes	3	Moderate	Asymmetric crown; twig dieback.
44	Calif. black walnut	16,7,6,6	Yes	2	Poor	Extensive trunk decay; mistletoe.
45	Calif. black walnut	18,18	Yes	3	Poor	Codominant trunks at 1'; trunk decay on eastern stem.
46	Calif. black walnut	7,5	Yes	2	Poor	One stem dead; engulfed in poison oak.
47	Calif. black walnut	26,6	Yes	3	Poor	Multiple attachments at 5'; decay in attachment.
48	Calif. black walnut	9,9,8	Yes	3	Poor	Multiple attachments at 3'; twig dieback; mistletoe.
49	Calif. black walnut	18,9	Yes	2	Poor	Multiple attachments at 3'; extensive trunk decay; dieback.
50	Coast live oak	18,9	Yes	4	Good	Multiple attachments at 7'; low lateral south.
51	Calif. black walnut	10	Yes	3	Poor	Leans west; engulfed in poison oak; dieback.
52	Calif. black walnut	16	Yes	3	Poor	Multiple attachments at 6'; dieback in upper crown.
53	Calif. black walnut	17,15,7	Yes	2	Poor	Trunk decay in attachment; dieback in upper crown.
54	Calif. black walnut	6,5,4,4,3	Yes	3	Poor	Multiple attachments at 1'; engulfed in poison oak; dieback in upper crown.
55	Calif. black walnut	7,6,6,5,4	Yes	3	Poor	Multiple attachments at base; dieback in upper crown.
56	Calif. black walnut	8,7,7,6,6,5,4	Yes	3	Moderate	Multiple attachments at base; minor twig dieback.
57	Calif. black walnut	16	Yes	3	Poor	Multiple attachments at 6'; poor form and structure; dieback.

# Tree Survey

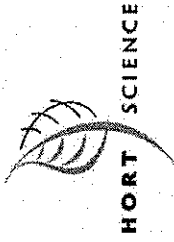
Bruzzone Family  
Lavenida Lane  
Orinda, California  
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	Protected?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
58	Calif. black walnut	10,9	Yes	1	Poor	Trunk decay south; extensive dieback.
59	Calif. black walnut	6,5,4,4	Yes	3	Poor	Multiple attachments at base; shrub form.
60	Calif. black walnut	10,8,7,6,5,5	Yes	2	Poor	Stump sprout; central leader decayed.
61	Calif. black walnut	8,7,4,4,3	Yes	2	Poor	Multiple attachments at base; several dead stems.
62	Calif. black walnut	13,8,7,7,6	Yes	2	Poor	Multiple attachments at base; central leader decayed.
63	Calif. black walnut	5,4,4	No	3	Poor	Multiple attachments at base; one stem dead.
64	Calif. black walnut	9,7,7,6,5	Yes	3	Poor	Multiple attachments at base; central leader decayed.
65	Calif. black walnut	13,6,6,5	Yes	2	Poor	Multiple attachments at base; 13" stem decayed.
66	Calif. black walnut	5,4	No	1	Poor	Basal cavity; decay; dead top.
67	Calif. black walnut	7,7,6,6,5,5,4	Yes	1	Poor	Dead stems; dead top.
68	Calif. black walnut	9,8,6,6	Yes	2	Poor	Trunk decay; extensive dieback.
69	Calif. black walnut	7,7,6,4,4	Yes	2	Poor	Central leader decayed; dead top.
70	Calif. black walnut	5,5,4,4	Yes	3	Moderate	Twig dieback; engulfed in poison oak.
71	Calif. black walnut	7,7,6,5,4,4	Yes	2	Poor	Central leader decayed; dead top.
72	Calif. black walnut	6	Yes	3	Moderate	Twig dieback.
73	Calif. black walnut	6,5,4,4,3,3,2,2	Yes	2	Poor	Central leader decayed; dead top.
74	Calif. black walnut	7,6,6,5,5	Yes	3	Poor	Central leader decayed; twig and branch dieback.
75	Calif. black walnut	13,9,8,7,6,6	Yes	3	Moderate	Central leader decayed; minor twig dieback.
76	Calif. black walnut	14,9,8,5	Yes	2	Poor	Extensive trunk decay; twig dieback.
77	Calif. black walnut	8,7	Yes	3	Moderate	Fair structure; minor twig dieback.
78	Calif. black walnut	8,7	Yes	2	Poor	Poor form and structure; 7" stem dead.
79	Calif. black walnut	10,9,7,5,5,4	Yes	2	Poor	Multiple attachments at 2'; extensive dieback.
80	Calif. black walnut	5,5,4	No	1	Poor	All but dead.

# Tree Survey

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TREE No.	SPECIES	SIZE DIAMETER (in inches)	Protected?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
81	Calif. black walnut	7,7,6,6	Yes	2	Poor	Multiple attachments at base; central leader decayed; dieback.
82	Calif. black walnut	15,12	Yes	3	Poor	Codominant trunks at 3'; twig and branch dieback.
83	Calif. black walnut	10,9	Yes	2	Poor	Codominant trunks at 2'; extensive dieback.
84	Calif. black walnut	21	Yes	2	Poor	Extensive trunk decay; dieback.
85	Calif. black walnut	22	Yes	3	Poor	Off-site; trunk decay; dieback.
86	Calif. black walnut	11,10,7,6	Yes	3	Poor	Off-site; multiple attachments at 3'; central leader decayed; dieback.
87	Calif. black walnut	10,4,4,3	Yes	3	Moderate	Off-site; multiple attachments at 1'; twig dieback.
88	Coast live oak	14	Yes	4	Good	Growing against #87; slight lean north.
89	Calif. black walnut	12,7,7,6	Yes	1	Poor	Extensive trunk decay; dead top.
90	Calif. black walnut	18	Yes	3	Poor	Off-site; dieback in upper crown.
91	Calif. black walnut	6,6,6,5,4,4	Yes	3	Poor	Off-site; multiple attachments at base; central leader decayed.
92	Coast live oak	11	Yes	4	Good	Codominant trunks at 5'; included bark.
93	Coast live oak	6,6,5	Yes	3	Moderate	Off-site; codominant trunks at 3'; leans east; seam in attachment.
94	Coast live oak	11,8,8,7,6,6	Yes	4	Good	Multiple attachments at base; branches to the ground.
95	Coast live oak	6,6,5,4,4,2	Yes	3	Moderate	Off-site; multiple attachments at base; one-sided north.
96	Coast live oak	8,6	Yes	4	Moderate	Off-site; codominant trunks at 3'; seam in attachment.
97	Plum	6,5,4,4,3	Yes	4	Moderate	Off-site; multiple attachments at base.
98	Coast live oak	13,10,6,5	Yes	5	Good	Off-site; multiple attachments at base; upright form.

# Tree Survey

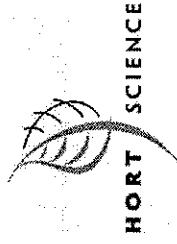
Bruzzone Family  
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Orinda, California  
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	Protected?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
99	Coast live oak	13,12,10,8	Yes	5	Good	Off-site; multiple attachments at base; good form and structure.
100	Coast live oak	14,10	Yes	5	Good	Codominant trunks at base; good form and structure.
101	Coast live oak	13	Yes	5	Good	Slight lean east; good form and structure.
102	Coast live oak	21	Yes	4	Good	Multiple attachments at 8'; embedded barbed wire; twig dieback.
103	Coast live oak	34,22,21	Yes	4	Moderate	Multiple attachments at 6'; embedded barbed wire; dieback in upright 15" stem.
104	Coast live oak	12	Yes	3	Moderate	One-sided west; sapsucker damage.
105	Calif. bay	4	No	3	Moderate	Suppressed form; leans north.
106	Calif. bay	5	No	3	Moderate	Suppressed form; leans north.
107	Calif. bay	4,3,3,2,2	No	3	Moderate	Multiple attachments at base; narrow crown.
108	Coast live oak	15,11	Yes	4	Moderate	Codominant trunks at base; narrow crown; lateral south.
109	Coast live oak	14,13,7	Yes	3	Moderate	Codominant trunks at 2'; narrow crown; embedded barbed wire.
110	Coast live oak	19,13,6,5	Yes	4	Moderate	Codominant trunks at 2'; embedded barbed wire; 13" stem forms heavy lateral limb south.
111	Coast live oak	14	Yes	4	Good	Upright form; narrow crown.
112	Coast live oak	19,6	Yes	4	Moderate	One-sided south; heavy lateral limbs.
113	Coast live oak	12	Yes	4	Moderate	Slight lean east; high crown.
114	Coast live oak	11	Yes	3	Moderate	Asymmetric crown; twig dieback.
115	Coast live oak	11	Yes	4	Moderate	One-sided and leaning south.
116	Coast live oak	21	Yes	4	Good	Multiple attachments at 5'; asymmetric crown.
117	Coast live oak	11	Yes	3	Moderate	Slight lean east; asymmetric crown.

# Tree Survey

Bruzone Family  
Lavenida Lane  
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	Protected?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
118	Coast live oak	16	Yes	4	Moderate	Codominant trunks at 5'; heavy lateral limb south.
119	Coast live oak	17,7	Yes	4	Good	Good form and structure; 7" stem forms lateral south.
120	Coast live oak	7,3,2	Yes	3	Moderate	Suppressed form; leans east.
121	Coast live oak	15	Yes	4	Moderate	Leans west.
122	Coast live oak	17	Yes	5	Good	Good form and structure.
123	Coast live oak	13	Yes	4	Moderate	Slight lean west; lateral north.
124	Coast live oak	10	Yes	3	Moderate	Multiple attachments at 8'; poor branch structure.
125	Coast live oak	15	Yes	3	Moderate	Good form and structure; very thin crown.
126	Coast live oak	12	Yes	3	Moderate	One-sided north.
127	Coast live oak	17	Yes	4	Good	Codominant trunks at 5'; seam in attachment.
128	Plum	7	Yes	4	Moderate	Upright form; epicormic shoots.
129	Plum	6,6	Yes	3	Poor	Twig and branch dieback.
130	Coast live oak	7	Yes	4	Good	Upright form.
131	Coast live oak	11	Yes	4	Moderate	Leans northeast.
132	Coast live oak	10	Yes	3	Poor	One-sided west; large trunk wound.
133	Coast live oak	11	Yes	4	Good	Codominant trunks at 7'; branch wound in upper crown.
134	Coast live oak	23	Yes	4	Good	Multiple attachments at 7'; engulfed in poison oak.
135	Coast live oak	7	Yes	3	Moderate	Suppressed form; crown bowed south.
136	Coast live oak	12	Yes	4	Good	Slight lean south.
137	Coast live oak	7	Yes	3	Moderate	One-sided east.
138	Coast live oak	8	Yes	3	Moderate	One-sided east.
139	Coast live oak	6	Yes	3	Poor	Suppressed form; basal wound.
140	Coast live oak	10	Yes	3	Moderate	Upright form.

# Tree Survey

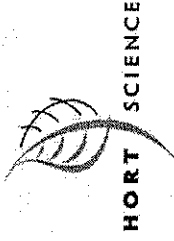
Bruzzone Family  
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	Protected?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
141	Coast live oak	6	Yes	3	Moderate	Upright form; slightly one-sided east.
142	Coast live oak	10	Yes	3	Moderate	One-sided east.
143	Coast live oak	9	Yes	3	Moderate	One-sided south.
144	Coast live oak	10, 10, 9	Yes	4	Good	Multiple attachments at 3'; seam in attachment.
145	Coast live oak	12, 10, 9, 7, 5	Yes	4	Good	Multiple attachments at 8'; narrow attachment.
146	Coast live oak	7, 6	Yes	4	Moderate	Codominant trunks at base; one-sided west.
147	Coast live oak	8	Yes	3	Poor	Suppressed; poor form and structure.
148	Coast live oak	13, 5	Yes	3	Moderate	Codominant trunks at 4'; 5" stem forms lateral west.
149	Coast live oak	14	Yes	4	Good	Upright form; small lateral west.
150	Calif. black walnut	6	Yes	3	Poor	Upright form; twig dieback.
151	Plum	6, 5, 4, 3, 3, 3	Yes	2	Poor	Multiple attachments at 2'; extensive dieback.
152	Coast live oak	13, 11	Yes	4	Good	Codominant trunks at 4'; included bark.
153	Coast live oak	15, 7	Yes	4	Moderate	Fair structure; 9" stem forms lateral south.
154	Coast live oak	14	Yes	3	Moderate	Asymmetric crown; trunk wounds.
155	Coast live oak	9	Yes	3	Moderate	Small, high crown.
156	Coast live oak	16	Yes	4	Moderate	Codominant trunks at 6'; asymmetric crown.
157	Coast live oak	19	Yes	4	Good	Crook at 6'; good form.
158	Coast live oak	13	Yes	3	Moderate	Leans west.
159	Coast live oak	6	Yes	4	Good	Good young tree; upright form.
160	Coast live oak	9	Yes	4	Good	Slight lean west.
161	Coast live oak	17	Yes	4	Good	Multiple attachments at 6'; twig dieback.
162	Coast live oak	9, 8, 6	Yes	3	Moderate	Multiple attachments at 3'; one-sided west.
163	Coast live oak	10	Yes	4	Moderate	Slight lean west.
164	Coast live oak	12	Yes	5	Good	No tag; good young tree.
165	Plum	13	Yes	3	Poor	Multiple attachments at 5'; narrow attachments; basal wound.

# Tree Survey

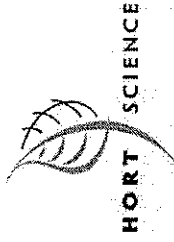
Bruzzone Family  
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TREE No.	SPECIES	SIZE DIAMETER (in inches)	Protected?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
166	Coast live oak	16	Yes	5	Good	Good form and structure.
167	Calif. black walnut	9	Yes	3	Moderate	One-sided east; twig dieback.
168	Coast live oak	10	Yes	4	Moderate	One-sided west.
169	Coast live oak	16,13,8	Yes	4	Good	Codominant trunks at 3'; good form and structure; 8' stem form lateral southwest.
170	Coast live oak	10	Yes	3	Moderate	Very one-sided west.
171	Coast live oak	18	Yes	5	Good	Codominant trunks at 5'; good form and structure.
172	Coast live oak	18	Yes	5	Good	Codominant trunks at 5'; good form and structure.
173	Coast live oak	32	Yes	4	Good	Multiple attachments at 5'; included bark; good form and structure.
174	Coast live oak	20	Yes	4	Moderate	Off-site; multiple attachments at 8'; one-sided northwest.
175	Coast live oak	20	Yes	4	Moderate	Codominant trunks at 6'; asymmetric crown.
176	Coast live oak	19	Yes	4	Moderate	Multiple attachments at 6'; one-sided south; lateral north.
177	Arroyo willow	14,12,5	Yes	4	Good	Multiple attachments at base; upright form.
178	Coast live oak	18	Yes	5	Good	Off-site, no tag; codominant trunks at 6'; good form and structure.
179	Coast live oak	15,13,10	Yes	5	Good	Multiple attachments at 4'; good form and structure.
180	Coast live oak	12,10	Yes	4	Good	Codominant trunks at 4'; slight lean east.
181	Coast live oak	19	Yes	4	Moderate	Codominant trunks at 6'; crook at 2'; leans east.
182	Calif. bay	6,4,3	Yes	3	Moderate	Multiple attachments at 2'; engulfed in poison oak.
183	Calif. bay	6,5,4,3	Yes	3	Moderate	Multiple attachments at 1'; shrubby.

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TREE No.	SPECIES	SIZE DIAMETER (in inches)	Protected?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
184	Hawthorne	8,7,7,6,4,4	Yes	3	Poor	Multiple attachments at base; twig dieback.
185	Coast live oak	17	Yes	4	Good	Slight crook at 2'; good form and structure.
186	Coast live oak	16	Yes	4	Moderate	Multiple attachments at 5'; trunk wound east.
187	Coast live oak	19,18,17	Yes	4	Moderate	Off-site; multiple attachments at 1'; leans west; trunk wound.
188	Coast live oak	9	Yes	3	Moderate	Off-site; suppressed form; crown bowed west to horizontal.
189	Coast live oak	14	Yes	3	Moderate	Off-site; one stem decayed; remaining stem bowed west to horizontal.
190	Calif. bay	7,6	Yes	4	Good	Off-site; codominant trunks at 2'; upright form.
191	Coast live oak	32	Yes	4	Good	Off-site; upright form; good form and structure.
192	Calif. black walnut	10	Yes	2	Poor	Off-site; high crown; engulfed in ivy.
193	Coast live oak	33	Yes	4	Good	Off-site; upright form; lateral north.
194	Deodar cedar	20	Yes	4	Moderate	Off-site; no tag; pruned for overhead utilities.
195	Deodar cedar	20	Yes	4	Moderate	Off-site; no tag; pruned for overhead utilities.
196	Deodar cedar	18	Yes	4	Moderate	Off-site; no tag; pruned for overhead utilities.