ATTACHMENT 6

Arborist Report

Vintage Farm

Napa, CA

Prepared for:
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Arborist Report
Vintage Farm
Napa, CA

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Introduction and Overview

Davidon Homes is planning to redevelop the Vintage Farm site in Napa, California. The site is the home of an educational farm, with a combination of portables, sheds, livestock and animal pens, an orchard and open space on the south and east sides of the lot. The proposed development would construct 53 residential lots, with Sierra Ave. being extended to Villa Ln. on the north side of the site. HortScience | Bartlett Consulting (HBC), Divisions of the F. A. Bartlett Tree expert Co., was asked to prepare an **Arborist Report** for the site for review by the City of Napa.

This report provides the following information:

1. An assessment of all trees with a trunk diameter of 4" or greater (measured 54" above grade) within the proposed project area.
2. An evaluation of the health of each tree based on a ground inspection of external conditions.
3. An assessment of the impacts of constructing the proposed project on the trees.
4. Recommendations for tree preservation and removal.
5. Guidelines for tree preservation during the design and construction phases of development.

Assessment Methods

Trees were assessed on March 24, 2021. The survey included all trees 4" and greater in diameter, per Chapter 12.45, Ordinance #02003-4. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 54" above grade;
4. 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.
   - ***0*** – Dead.
5. Rating the suitability for preservation as "high", "moderate" or "low". 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.
   - ***High***: 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 'high' category.
   - ***Low***: Tree 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

Fifty (50) trees, representing 16 species, were evaluated (Table 1). Descriptions of each tree are found in the ***Tree Assessment Form*****,** and approximate locations are shown on the ***Tree Assessment Maps*** (see Exhibits). Thirteen (13) off-site trees with portions of their crowns extending onto the project site were included in the assessment (#325-337).

Table 1: Condition ratings and frequency of occurrence of trees. Vintage Farm, Napa

Common Name	Scientific Name	Condition Rating				No. of Trees
		Dead (0)	Poor (1-2)	Fair (3)	Good (4-5)	
Silk tree	*Albizia julibrissin*	-	-	1	-	1
Loquat	*Eriobotrya japonica*	-	-	1	-	1
Calif. black walnut	*Juglans hindsii*	-	-	-	1	1
English walnut	*Juglans regia*	1	-	6	2	9
Glossy privet	*Ligustrum lucidum*	-	-	-	1	1
Apple	*Malus domestica*	-	1	-	-	1
Olive	*Olea europaea*	-	-	1	-	1
Avocado	*Persea americana*	-	-	-	1	1
Italian stone pine	*Pinus pinea*	-	-	-	1	1
London plane	*Platanus x hispanica*	-	-	-	13	13
Purple-leaf plum	*Prunus cerasifera* 'Atropurpurea'	-	-	1	1	2
Plum	*Prunus domestica*	-	1	1	-	2
Coast live oak	*Quercus agrifolia*	-	3	1	1	5
Valley oak	*Quercus lobata*	-	-	3	3	6
Weeping willow	*Salix babylonica*	-	1	-	-	1
Coast redwood	*Sequoia sempervirens*	-	-	1	3	4
Total		**1**	**6**	**16**	**27**	**50**
		2%	12%	32%	54%	100%

The site was a working farm, with Sierra Ave. dead-ending into the property in the western corner and Villa Ln. running along the eastern boundary. The majority of the trees were either part of the landscape or part of the orchard. A handful of native coast live oaks and valley oaks were growing adjacent to the Austin Miller Memorial Bike Path on the north side of the site.

The most frequently encountered species was London plane, with 13 trees, or 26% of the population (Table 1). These were part of the row of trees planted along Villa Lane, with most located between the sidewalk and curb and gutter. They were all semi-mature, with trunk diameters between 8” and 13”, and in good condition.

Nine (9) English walnuts were part of the orchard along the eastern property line. These were generally multi-stemmed trees in fair to good condition. The exception was #318, which was dead. The other fruit trees in this area were too small to be included in the assessment.

Six (6) valley oaks were assessed on the site, with 5 located between the corals and the bike path and #309 located near the end of Sierra Avenue. Those adjacent to the corals were all semi-mature (7” to 14” in trunk diameter) and in fair to good condition (**Photo 1**, following page). Valley oak #309 was mature at 23” and in good condition, although it had been pruned on the west side for the overhead utility lines.

Photo 1: Looking northwest at valley oaks #302 and 304-307 (R to L). These young to semi-mature trees were growing on the north side of the site, adjacent to the bike path. They were in fair to good condition.

Five (5) coast live oaks were assessed, including 2 on-site trees (#301 and 308) and 3 off-site (#326, 328 and 329). On-site coast live oak #301 was mature and in good condition, while #308 was semi-mature and in fair condition. Condition of the off-site coast live oaks was poor. These trees were part of a small grove of off-site trees in southeast corner of the site. Due to the close spacing of the trees, coast live oaks #326, 328 and 329 all had strong leans or sweeps in their search for light and growing space. As a result, coast live oak #326 had approximately 90% of its crown extending over the development site (Photo 2), #328 had 100% and #329 had 80%. Pruning alone cannot correct these defects and as the trees get larger, their failure potential increases.

Photo 2: Looking northwest along the existing fence at the crown of coast live oak #326. I estimated that 90% of the crown extended approximately 23' east over fence and onto the development site. Pruning cannot correct this situation.

Four (4) coast redwoods were included in the assessment, all of which were located off-site. Coast redwood #330 was young (estimated at 10") and #333, 334 and 337 were mature at 33", 44"/36"/32" and 25" in diameter, respectively. Coast redwoods #333 and 334 were large trees growing right at the fence line, with one of the trunks of #334 damaging the fence. Coast redwoods #330, 334 and 337 were in good condition and #333 was in fair.

The remaining trees were planted exotics spread out across the site and included the following:

- Two (2) off-site purpleleaf plums in fair (#331) and good (#335) condition.
- Two (2) on-site wild plums in poor (#322) and fair (#327) condition.
- Apple #303 appeared to be a former orchard tree and was in poor condition.
- Italian stone pine #310 was a mature specimen, with two trunks measuring 26" and 27" in diameter. It was in good condition, with a spreading form.
- Avocado #320 was young (7") and in good condition.
- Mature weeping willow #321 was in poor condition and exhibited indicators of drought-stress.
- Loquat #323 was young (9") and in fair condition.
- Privet #324 was centrally located on the site and was in good condition.
- Off-site silk tree #325 was in fair condition, with a crown that extended approximately 20' onto the development site.
- Off-site Calif. black walnut #332 was mature, with three trunks (estimated at 21",15", and 14"). It was in good condition.
- Off-site olive #336 was young and in fair condition.

The city of Napa defines certain native species with at least one trunk 12" or greater in diameter, as *Protected Native* trees (Chapter 12.45, Ordinance #02003-4). By this definition, 13 of the trees qualified as *Protected Native*, including 6 of the off-site trees (see ***Tree Assessment Forms***, attachments).

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 creeks, 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, coast live oak is more adaptable and tolerates injury better than valley oak.

- **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.

- **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. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) lists species identified as being invasive. Napa is part of the Central West Floristic Province. Olive and purpleleaf plum are listed as having 'Limited' invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2, following page).

We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2: Tree Suitability for preservation
Vintage Farm, Napa

High	These are trees with good health and structural stability that have the potential for longevity at the site. Fifteen (15) trees were rated as being highly suitable for preservation, including 12 London planes, coast redwoods #330 and 337 and valley oak #304.
Moderate	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 "high" category. Twenty-two (22) trees were rated as having moderate suitability for preservation, including 5 valley oaks, 3 English walnuts, 2 coast live oaks, 2 coast redwoods, and one (1) each of silk tree, purpleleaf plum, plum, privet, olive, loquat, Italian stone pine, Calif. black walnut, avocado and London plane.
Low	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. Thirteen (13) trees were rated as having low suitability for preservation, including 6 English walnuts, 3 coast live oaks, and one each of weeping willow, purpleleaf plum, plum and apple.

Evaluation of Impacts and Recommendations for Action

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The ***Tree Assessment*** was the reference point for tree health and condition. Potential impacts from construction were evaluated using the Grading and Drainage Plan, prepared by DK Engineering (dated March 26, 2021).

The plan proposes to construct 53 residential homes on the site, with Sierra Ave. extended and connecting to Villa Ln. in the northeast corner of the property. The Plan shows grading for the roads, lots, buildings and bioretention basins. Accurate trunk locations were shown for all of the trees.

Potential impacts from construction were estimated for each tree. A total of 36 trees would be removed, including 6 *Native Protected* trees. A total of 16 trees would be impacted by lot grading, 11 by street and sidewalk grading and 9 by the bioswales. Of the 36 trees identified for removal, 9 were of low suitability for preservation. Recommended actions for each tree, along with *Native Protected* status, are listed in **Table 3**, following page.

Based on my evaluation of the plans, the proposed project would allow for the preservation of 14 trees, including 7 *Native Protected* trees. Thirteen (13) of the trees identified for preservation were off-site.

Off-site coast live oaks #326, 328 and 329 have been identified for preservation. However, all three trees had an estimated 80% to 100% of their crowns extending over the development site. Pruning will not address these imbalances and the potential for failure of trunks and branches will increase as the tree parts get larger and more overextended. These trees should be considered for removal, all of which qualified as *Native Protected* trees.

Preservation of trees is predicated on establishing a **Tree Protection Zone** and other measures recommended in the ***Tree Preservation Guidelines*** that follow (following page). Pruning to provide clearance for construction activities may be required for some of the trees. Pruning guidelines are provided in the ***Tree Preservation Guidelines*** that follow. Any pruning of off-site trees must be done with the property owner's consent.

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Table 3: Recommendations for Action
Vintage Farm, Napa

Tree #	Species	Trunk Diameter (in.)	Native Protected?	Impacts
301	Coast live oak	21,18	Yes	Remove, within Street A
302	Valley oak	14	Yes	Remove, within Street A
303	Apple	10,7	No	Remove, within Sierra Ave.
304	Valley oak	7	No	Remove, within Street A
305	Valley oak	14	Yes	Remove, within bioretention
306	Valley oak	10	No	Remove, within bioretention
307	Valley oak	13	Yes	Remove, within bioretention
308	Coast live oak	16	Yes	Remove, within bioretention
309	Valley oak	23	Yes	**Preserve**, 8' from new sidewalk
310	Italian stone pine	26,27	No	Remove, within Street A
311	English walnut	9,8	No	Remove, within Lot 3
312	English walnut	8,6	No	Remove, within Lot 3
313	English walnut	10,9,8,8	No	Remove, within Lot 4
314	English walnut	7,6,6	No	Remove, within Lot 5
315	English walnut	6,4	No	Remove, within Lot 5
316	English walnut	7,6	No	Remove, within Lot 6
317	English walnut	10	No	Remove, within Lot 7
318	English walnut	11,8	No	Remove, within Lot 8
319	English walnut	8	No	Remove, within Lot 9
320	Avocado	7	No	Remove, within Lot 39
321	Weeping willow	26	Yes	Remove, within Lot 40
322	Plum	10	No	Remove, within Street A
323	Loquat	9	No	Remove, within Street A
324	Privet	15	No	Remove, within Lot 49
325	Silk tree	15,14	No	**Preserve**, off-site
326	Coast live oak	20	Yes	**Preserve**, off-site
327	Plum	8,6,3,2	No	**Preserve**, off-site
328	Coast live oak	16,14	Yes	**Preserve**, off-site
329	Coast live oak	17,13	Yes	**Preserve**, off-site
330	Coast redwood	10	No	**Preserve**, off-site
331	Purple-leaf plum	8,7,7,6	No	**Preserve**, off-site
332	Calif. black walnut	21,15,14	Yes	**Preserve**, off-site
333	Coast redwood	36	Yes	**Preserve**, 12' from bioretention
334	Coast redwood	44,38,32	Yes	**Preserve**, 10' from bioretention
335	Purple-leaf plum	6,6,5,4,4	No	**Preserve**, 6' from bioretention
336	Olive	6,4,4	No	**Preserve**, off-site
337	Coast redwood	25	No	**Preserve**, off-site

(**Continued, following page**)

Table 3, cont.: Recommendations for Action
Vintage Farm, Napa

Tree #	Species	Trunk Diameter (in.)	Native Protected?	Impacts
338	London plane	9	No	Remove, within Street B
339	London plane	8	No	Remove, within Street B
340	London plane	7	No	Remove, within Street B
341	London plane	8	No	Remove, within sidewalk
342	London plane	8	No	Remove, within Lot 25
343	London plane	9	No	Remove, within Lot 24
344	London plane	9	No	Remove, within Lot 24
345	London plane	10	No	Remove, within Lot 23
346	London plane	8	No	Remove, within bioretention
347	London plane	9	No	Remove, within bioretention
348	London plane	8	No	Remove, within bioretention
349	London plane	7	No	Remove, within bioretention
350	London plane	13	No	Remove, within bioretention

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. Any plan affecting trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.

2. Evaluate the possibility of removing off-site trees #326, 328 and 329. Given their form and structure and the increasing likelihood of failure as they get larger and more over-extended, removal is the prudent course of action.

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. A **TREE PROTECTION ZONE** must be established for trees to be preserved, in which no disturbance is permitted. **TREE PROTECTION ZONES** for trees identified for preservation are provided in the table on the following page. All trees identified for preservation that are not listed in the following table shall be protected at the property line. No grading, excavation, construction or storage of materials shall occur within that zone.

Specific Tree Protection Zones

Tree No.	TPZ
#309	8' S. DL in all other directions
#333	12’ NW. DL in all other directions
#334	10’ NW. DL in all other directions
#335	6' N. and DL in all other directions.
#239	8' W. and DL in all other directions.
#303	9' S. and DL in all other directions.

5. **Tree Preservation Notes**, prepared by the Consulting Arborist, should be included on all plans.

6. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

7. Irrigation systems must be designed so that no trenching will occur within the **TREE PROTECTION ZONE**.

Pre-construction treatments and recommendations

1. The demolition contractor and construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.

2. If structures and underground features have to be removed within the **TREE PROTECTION ZONE** it shall be done by hand or using 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.

3. 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 consulting arborist. Fences are to remain until all grading, construction and landscaping is completed. Place weather proof signs, 2’ x 2’, on the fencing that read “**TREE PROTECTION ZONE** Keep Out” (eg. one sign for each of the four compass points).

4. Prune trees to be preserved to clean the crown and to provide clearance. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).

5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Prior to beginning work, the 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. 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, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required and monitor all root pruning activities.

3. 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.

4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

5. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the **TREE PROTECTION ZONE** (fenced area).

6. 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.

7. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel.

Maintenance of impacted trees
Trees preserved at the Vintage Farm site will experience 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 | Bartlett Consulting

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Exhibits

Tree Assessment Map

Tree Assessment Form

Tree Assessment

Vintage Farm
Napa, California
March 2011

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BARTLETT CONSULTING

TREE No.	SPECIES	SIZE DIAMETER (in inches)	PROTECTED NATIVE TREE	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
301	Coast live oak	21,18	Yes	4	Moderate	Codominant trunks at 1'; seam in attachment; good form and structure.
302	Valley oak	14	Yes	3	Moderate	Codominant trunks at 7'; seam in attachment; upright, narrow form.
303	Apple	10,7	No	1	Low	Lost main stem; one lateral limb remains; trunk decay.
304	Valley oak	7	No	4	High	Codominant trunks at 7'; good, young tree.
305	Valley oak	14	Yes	3	Moderate	Codominant trunks at 6'; asymmetric form.
306	Valley oak	10	No	3	Moderate	Multiple attachments at 7'; old girdling at 3'; very narrow form.
307	Valley oak	13	Yes	4	Moderate	Multiple attachments at 12'; crown sweeps NW.
308	Coast live oak	16	Yes	3	Moderate	Codominant trunks at 1'; seam in attachment; one sided W.
309	Valley oak	23	Yes	4	Moderate	Multiple attachments at 6'; pruned for overhead utilities S.; one-sided N.
310	Italian stone pine	26,27	No	4	Moderate	Codominant trunks at 2'; good form; heavy lateral SW. w/ swing.
311	English walnut	9,8	No	4	Moderate	Codominant trunks at 4'; good form.
312	English walnut	8,6	No	3	Low	Codominant trunks at 4'; good form; trunk wounds & decay.
313	English walnut	10,9,8,8	No	4	Moderate	Multiple attachments at 3'; good form; minor dieback.
314	English walnut	7,6,6	No	3	Low	Multiple attachments at 3'; good form; trunk wounds & decay.
315	English walnut	6,4	No	3	Low	Codominant trunks at 3'; small crown; trunk wounds & decay.

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TREE No.	SPECIES	SIZE DIAMETER (in inches)	PROTECTED NATIVE TREE	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
316	English walnut	7,6	No	3	Low	Codominant trunks at 1'; narrow form; trunk wounds & decay.
317	English walnut	10	No	3	Moderate	Codominant trunks at 5'; good form; many basal sprouts.
318	English walnut	11,8	No	0	Low	Dead.
319	English walnut	8	No	3	Low	Multiple attachments at 7'; one sided S.; trunk wounds & decay.
320	Avocado	7	No	4	Moderate	Multiple attachments at 10'; good young tree; drought stressed.
321	Weeping willow	26	Yes	2	Low	Multiple attachments at 6'; one sided SE.; moderate dieback & drought stressed.
322	Plum	10	No	2	Low	Codominant trunks at 3'; lost a stem; poor form and structure.
323	Loquat	9	No	3	Moderate	Multiple attachments at 10'; dieback/drought stressed.
324	Glossy privet	15	No	4	Moderate	Multiple attachments at 7'; good form and structure.
325	Silk tree	15,14	No	3	Moderate	Off-site, no tag; codominant trunks at base; looks like it had a prior stem failure.
326	Coast live oak	20	Yes	2	Low	Off-site, no tag; multiple attachments at 6'; poor form and structure; 90% of crown over development site.
327	Plum	8,6,3,2	No	3	Moderate	Off-site, no tag; multiple attachments at 6'; one sided N. over development site.

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TREE No.	SPECIES	SIZE DIAMETER (in inches)	PROTECTED NATIVE TREE	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
328	Coast live oak	16,14	Yes	2	Low	Off-site, no tag; codominant trunks at base; poor form and structure; 100% of crown over development site.
329	Coast live oak	17,13	Yes	2	Low	Off-site, no tag; codominant trunks at 2'; poor form and structure; 80% of crown over development site.
330	Coast redwood	10	No	5	High	Off-site, no tag; good young tree.
331	Purple-leaf plum	8,7,7,6	No	3	Low	Off-site, no tag; multiple attachments at 3'; moderate dieback.
332	Calif. black walnut	21,15,14	Yes	4	Moderate	Off-site, no tag; multiple attachments at base; good form.
333	Coast redwood	36	Yes	3	Moderate	Off-site, no tag; crowded & one sided N.
334	Coast redwood	44,38,32	Yes	4	Moderate	Off-site, no tag; multiple attachments at base; good form.
335	Purple-leaf plum	6,6,5,4,4	No	4	Moderate	Off-site, no tag; multiple attachments at 3'; good form.
336	Olive	6,4,4	No	3	Moderate	Off-site, no tag; multiple attachments at 3'; dieback.
337	Coast redwood	25	No	4	High	Off-site, no tag; good form and structure.
338	London plane	9	No	4	High	Multiple attachments at 10'; good form and structure; in root barrier pot.
339	London plane	8	No	4	High	Multiple attachments at 10'; good form and structure; in root barrier pot.
340	London plane	7	No	4	Moderate	Multiple attachments at 10'; good form and structure; minor dieback ; in root barrier pot.

Tree Assessment

Vintage Farm
Napa, California
March 2011

HORT SCIENCE
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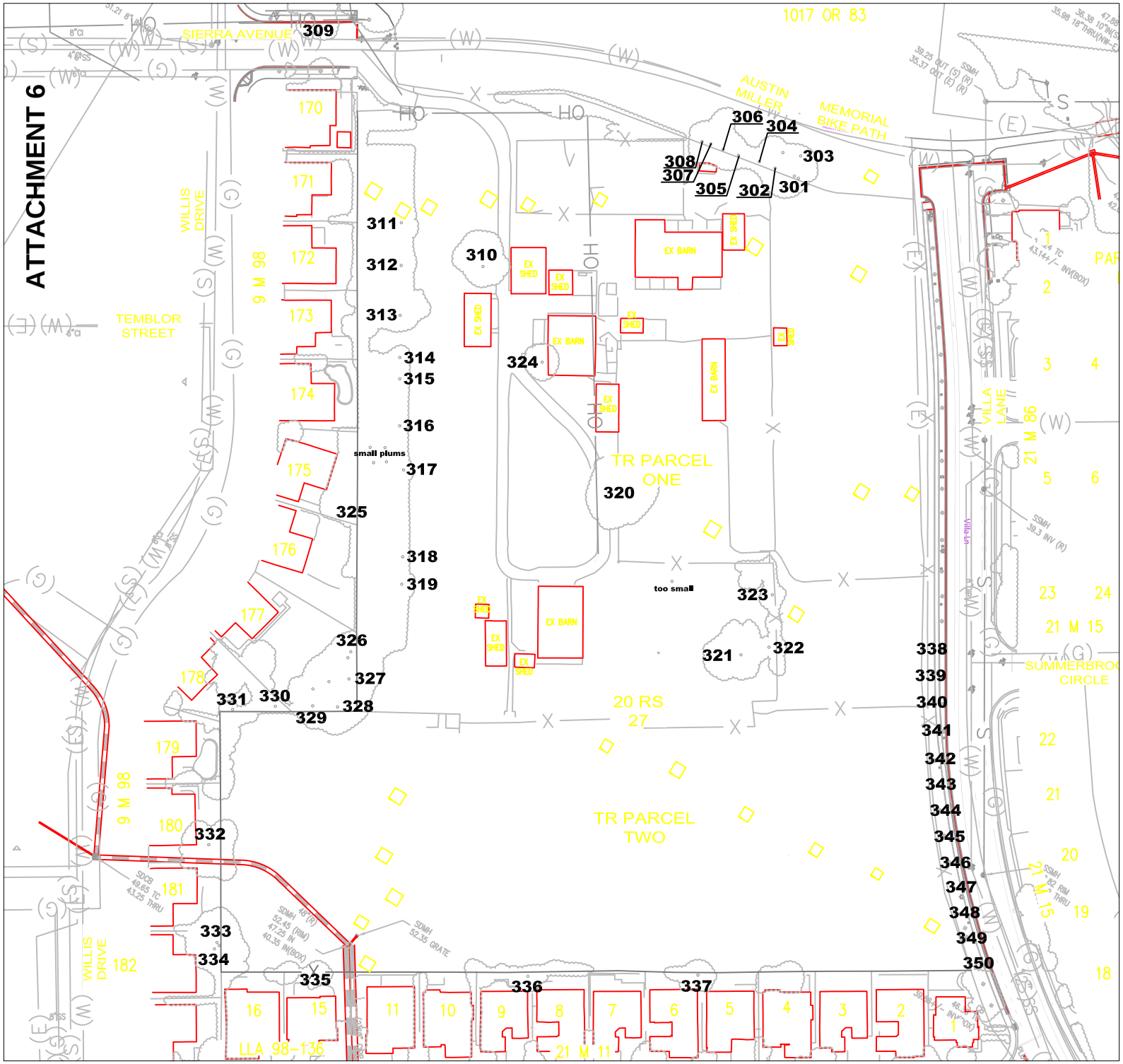
TREE No.	SPECIES	SIZE DIAMETER (in inches)	PROTECTED NATIVE TREE	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
341	London plane	8	No	4	High	Codominant trunks at 10'; good form and structure; minor dieback ; in root barrier pot.
342	London plane	8	No	4	High	Multiple attachments at 8'; good form and structure.
343	London plane	9	No	4	High	Multiple attachments at 10'; good form and structure; in root barrier pot.
344	London plane	9	No	4	High	Multiple attachments at 10'; good form and structure; in root barrier pot.
345	London plane	10	No	4	High	Multiple attachments at 8'; good form and structure; in root barrier pot.
346	London plane	8	No	4	High	Multiple attachments at 8'; good form and structure; in root barrier pot.
347	London plane	9	No	4	High	Multiple attachments at 8'; good form and structure; in root barrier pot.
348	London plane	8	No	4	High	Codominant trunks at 8'; good form and structure; in root barrier pot.
349	London plane	7	No	4	High	Codominant trunks at 6'; good form and structure; in root barrier pot.
350	London plane	13	No	4	High	Multiple attachments at 10'; good form and structure.

ATTACHMENT 6



Tree Assessment Plan

Vintage Farm
Napa, CA

Prepared for:
Davidon Homes
Walnut Creek, CA

March 2021

No Scale

Notes:
Base map provided by:
DK Engineering
Walnut Creek, CA

Numbered tree locations with no survey point were approximately located in the field.

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