

Ralph Osterling Consultants, Inc.

346 Rheem Blvd., Suite 104
Moraga, CA 94556-1588



December 14, 2022

Jessica Ferree
Napa Community Real Estate Fund
HERITAGE HOUSING PARTNERS
608 North Fair Oaks Ave Unit 126
Pasadena, CA 91103

Via email: jessica@hhphousing.org

Re Tree Addendum Correction

Dear Jessica,

Thank you for pointing out the error regarding the tree numbers for the trees in the Napa Project. The tree numbers 2253, 2254, 2256, 2257, 2258, 2259, 2260, 2261 and 2262, included in your email of yesterday, are correct as I verified on site today. These are all cultivars of red oak. Tree 2246 is redwood and 2255 is sweet gum, both of these are so listed in Appendix A. These numbers and the red oak species modification have the report in proper listings.

Thank you for the opportunity to continuing to work with you on this project.

Respectfully,

Ralph Osterling, President, ACF, CLFA
Registered Professional Forester #38
State of California



RSO:dt

Ralph Osterling Consultants, Inc.

346 Rheem Blvd., Suite 104
Moraga, CA 94556-1588



October 12, 2022

Jessica Ferree
Napa Community Real Estate Fund
HERITAGE HOUSING PARTNERS
608 North Fair Oaks Ave Unit 126
Pasadena, CA 91103

Via email: jessica@hhphousing.org

Re: Tree inventory addendum

Dear Jessica:

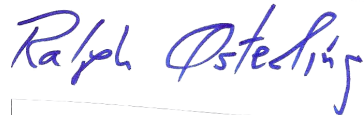
As you requested, the trees growing along your north property line have been inventoried and tagged. All the trees are either growing with the fence included in their trunks or immediately adjacent to the fence on the adjacent property and the project property. Management and or removal of these trees will not impact the adjacent regulated redwoods. Below is the table of these trees.

TAG	SPP	DBH	STR	HEALTH	DIA CROWN	COMMENTS
567	Walnut	10	VP	VP	20	Remove
568	Walnut	20	VP	VP	30	Remove
569	Valley Oak	26	F	F	45	
570	Valley Oak	9	P	VP	15	Against Fence
574	Valley Oak	22	G	G	35	Over Fence
575	Valley Oak	14	P	G	30	Over Fence

In response to your sage comment regarding the trees along the walkway that you identified as possibly oak trees. Now that they are leafed out, they appear to be red oak. They are infested with mildew. These trees are numbers 567, 568, 569, 570, 574 and 576. Due to the close proximity to adjacent trees, I recommend they not be considered for transplanting.

Thank you for the opportunity to continuing to work with you on this project.

Respectfully,



Ralph Osterling, President, ACF, CLFA
Registered Professional Forester #38
State of California



RSO:dt

Ralph Osterling Consultants, Inc.

346 Rheem Blvd., Suite 104
Moraga, CA 94556-1588



February 22, 2022

Jessica Ferree
Napa Community Real Estate Fund
HERITAGE HOUSING PARTNERS
608 North Fair Oaks Ave Unit 126
Pasadena, CA 91103

Via email: jessica@hhphousing.org

Re: 2344 Old Sonoma Road, Napa

Dear Jessica:

Thank you for the opportunity to prepare the attached Tree Inventory for 2344 Old Sonoma Road in Napa. The report identifies the regulated trees as specified in the City of Napa Tree Ordinance. Chapter 12.45 addresses "Trees on Private Property" which are identified in my attached report as "regulated trees". In addition to those trees and in response to your comment that you want trees on the property, I inventoried added landscape trees including non-native smaller trees for your reference in the planning process. Again, these are for your reference only. Please note that because we were on site in January, these landscape trees were dormant and it was difficult to specifically identify the species.

Many of the redwood trees (regulated) are located adjacent to the existing structures. Special attention must directed to avoid potential impacts on the roots since redwood is relatively shallow rooted especially in the high clay soils on the site. I recommend close monitoring to prevent root damage.

Please keep me informed on planning and how I may participate. Should you or others have questions or comments, please contact me at your convenience. If site meetings are required, I will be pleased to meet your schedules. A hard copy is also being sent to you.

Respectfully,

A handwritten signature in blue ink that reads 'Ralph Osterling'.

Ralph Osterling, President, ACF, CLFA
Registered Professional Forester #38
State of California



RSO:dt

TREE INVENTORY
2344 Old Sonoma Road, Napa, CA

Prepared for:

Jessica Ferree
Napa Community Real Estate Fund
Heritage Housing Partners
606 North Fair Oaks Ave., Unit 126
Pasadena, CA 91103

Prepared by:

Ralph Osterling Consultants, Inc.
Registered Professional Forester #38

346 Rheem Blvd., Suite 104
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February 22, 2022



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INTRODUCTION

On January 28, 2022 and January 30, 2022, Ralph Osterling Consultants, Inc. (ROC) completed a tree inventory of the 2344 Old Sonoma Road site. The 8.3 acre site is chain link fenced to secure previously developed buildings consisting of three historic structures and numerous modular units. The site has been landscaped and now the landscape improvements are abandoned. The purpose of this tree inventory is to meet the permit process and to provide Heritage Housing Partners the locations and conditions of native trees as defined in Chapter 12.45 of the City of Napa Municipal Code (Tree Ordinance). In addition to the trees identified in the Tree Ordinance, landscape trees were included for reference only in the plan development process. Many of these dormant landscape trees display deferred maintenance with off balance crowns and unsafe branching.

City of Napa

The City of Napa recognizes the value of healthy trees to create an urban forest in the community. This healthy forest provides scenic beauty, improved quality of life and improved property values. In Chapter 12.45 the Tree Ordinance identifies the following trees within the City as shown in Table 1 – City of Napa Tree Ordinance Species Tree Listing.

TABLE 1 - CITY OF NAPA TREE ORDINANCE

SPECIES	DBH (Inches)
Valley Oak (<i>Quercus lobata</i>)	12 inches or greater
Coast Live Oak (<i>Quercus agrifolia</i>)	12 inches or greater
Black Oak (<i>Quercus kelloggii</i>)	12 inches or greater
Blue Oak (<i>Quercus douglasii</i>)	6 inches or greater
Coast Redwood (<i>Sequoia sempervirens</i>)	36 inches or greater
California Bay (<i>Umbellularia californica</i>)	12 inches or greater
Black Walnut (<i>Juglans hindsii</i>)	12 inches or greater

These protected trees are subject to regulation for removal, pruning, and development disturbance including the below impacts. The only regulated trees on the project site are 1 coast live oak and 18 coast redwood. The remaining listed trees are not subject to the Tree Ordinance as shown in Table 2 – On Site Ordinance Trees.

All trees identified are tagged using red sequentially numbered metal tags and flagged for ready locations for the surveyors and others. All trees included in the survey were measured at dbh (4.5 feet above ground) and the diameters recorded. Conditions of trees were identified and recorded as shown in Table 2 – On Site Ordinance Trees.

TABLE 2 - ON SITE ORDINANCE TREES

TAG	SPECIES	HEALTH
2201	Coast Live Oak	Fair condition
2205	Redwood	Very Poor condition
2206	Redwood	Good condition
2217	Redwood	Good condition
2218	Redwood	Good condition
2219	Redwood	Good condition
2221	Redwood	Good condition
2230	Redwood	Good condition
2231	Redwood	Good condition
2232	Redwood	Good condition
2237	Redwood	Good condition
2238	Redwood	Good condition
2246	Redwood	Poor condition
2247	Redwood	Fair condition
2248	Redwood	Fair condition
2249	Redwood	Good condition
2250	Redwood	Good condition
2285	Redwood	Good condition
2286	Redwood	Good condition

Smaller landscape trees are identified for reference only and are also included in Appendix A. The City does not regulate these landscape trees. All tagged trees are identified on the project survey map.

INVENTORY METHODS

The inventory was completed by ROC, beginning at the southwest corner of the property adjacent to the loop driveway road intersection with Old Sonoma Road. All identified trees were tagged with red sequentially numbered metal tags. Red flagging secured to the tag nails. Trees over 9 inches in diameter are identified and tagged for reference. In addition to the dbh, health, overall condition, and structure, the crown diameters were estimated.

The ratings for tree inventory are listed below as shown in Table 3 – Rating Definitions.

TABLE 3

Definition of Rating Terms

STRUCTURE	Definition
Very Poor	Trunk has large pockets of decay, is bifurcated or has a severe lean. Limbs or branches are poorly attached or dead. Possible hazard.
Poor	Limbs or branches are poorly attached or developed. Canopy is not symmetrical. Trunk has a lean.
Fair	Trunk, limb and branch development though flawed is typical of this species.
Good	Trunk is well developed with well-attached limbs and branches have some flaws but hardly visible.
Very Good	In addition to attributes of a good rating, the tree exhibits a well-developed root flare and a balanced canopy.

HEALTH	Definition
Very Poor	Tree displays severe dieback of branches, canopy is extremely sparse. May exhibit extreme pathogen infestation or infection. Or tree is dead.
Poor	Tree displays some dieback of branches, canopy is sparse, little to no signs of new growth or vigor. Possible pathogen infestation or infection. Foliar canopy is sparse.
Fair	Tree is developing in a manner typical to others in the area. Canopy is full.
Good	New growth is vigorous as evidenced by stem elongation and color. Canopy is dense.
Very Good	In addition to attributes of a good rating, tree is displaying extremely vigorous growth and trunk displays a pattern of vigor cracks or lines.

OVERALL	Definition
Very Poor	Tree is in severe decline or dead.
Poor	Tree is in decline or lacks vigor.
Fair	Tree is typical of species in the area.
Good	Tree is vigorous with few visible flaws.
Very Good	Tree is extremely vigorous.

The inventory was completed on January 30, 2022, during the dormant period of most landscape trees. Hence, these landscape species are not all specifically identified, only included for reference.

Results

A total of 86 trees were identified, tagged and evaluated. Of the 86 total, 19 are subject to the Tree Ordinance. The ordinance trees included 1 coast live oak (*Quercus agrifolia*) and 18 coast redwood (*Sequoia sempervirens*). All of the regulated trees, except for two redwoods are in good or fair condition.

RECOMMENDATIONS

At the time of the field inventory, the ordinance trees that might be removed or impacted were not determined. Tree protection measures must be included on the approved site plans and installed prior to any site grading or clearing. Tree protection measures shall include orange protection fencing securely attached to steel T-drive posts firmly driven in to the ground on 6 foot centers at or near the limits of the driplines. This protection fencing will be inspected by ROC and approved and confirmed in writing. The fencing shall be installed around the entire clumps of redwoods. The fencing shall remain effective through the entire project construction process. If the fence is damaged, it shall be reported to ROC and repaired immediately. Several of the redwoods are located adjacent to the modular buildings where equipment operations should be subject to monitoring by ROC. In the grading and site preparation work, any regulated tree roots over 3 inches in diameter shall be clean cut and not exposed to drying. Exposed roots shall be kept moist with wet fabric or mulch. Should tree crown pruning be required for clearances, it shall be completed by a qualified contractor under the direct supervision of ROC.

APPENDIX A

APPENDIX A – Tree Survey Table

TAG	SPP	DBH	STR	HEALTH	DIA CROWN	COMMENTS
2201	Coast Live Oak	23/23	Fair	Fair	40	Regulated
2202	Sycamore	23	Fair	Good	35	
2203	Pyrus	9	Fair	Fair	15	
2204	Pyrus	13	Fair	Fair	15	
2205	Redwood	24	Poor	Very Poor	30	Regulated
2206	Redwood	26	Good	Good	35	Regulated
2207	Oak	9	Fair	Fair	15	
2208	Oak	10	Good	Good	20	
2209	Pine	38	Fair	Poor	45	Surface Roots
2210	Pine	39	Fair	Poor	30	Surface Roots
2211	Sycamore	22	Good	Good	35	
2212	Sycamore	47	Fair	Fair	40	
2213	Palm	36	Fair	Fair	15	
2214	Mulberry	15	Fair	Fair	15	
2215	Sycamore	23	Fair	Fair	25	
2216	Sycamore	33	Fair	Good	30	
2217	Redwood	53	Good	Good	45	Regulated
2218	Redwood	32	Good	Good	40	Regulated
2219	Redwood	41	Good	Good	40	Regulated
2220	Sycamore	36	Fair	Fair	35	
2221	Redwood	47	Good	Good	40	Regulated
2222	Sycamore	22	Fair	Fair	35	
2223	Sycamore	22	Fair	Fair	30	
2224	Sycamore	24	Fair	Good	35	
2225	Sycamore	22	Fair	Fair	30	
2226	Sycamore	23	Fair	Fair	30	
2227	Sycamore	23	Fair	Fair	30	

APPENDIX A – Tree Survey Table

TAG	SPP	DBH	STR	HEALTH	DIA CROWN	COMMENTS
2228	Sycamore	30	Fair	Fair	30	
2229	Sycamore	30	Poor	Poor	25	
2230	Redwood	46	Good	Good	45	Regulated
2231	Redwood	44	Good	Good	45	Regulated
2232	Redwood	49	Good	Good	45	Regulated
2233	Plum	27	Poor	Very Poor	15	
2234	Plum	31	Poor	Very Poor	15	
2235	Ash	11	Poor	Poor	15	
2236	Ash	12	Poor	Poor	15	
2237	Redwood	36	Good	Fair	40	Regulated
2238	Redwood	39	Good	Fair	40	Regulated
2239	Plum	14	Poor	Poor	15	
2240	Plum	11	Poor	Poor	12	
2241	Pyrus	11	Poor	Poor	12	
2242	Sweet Gum	9	Fair	Fair	10	
2243	Sweet Gum	9	Fair	Fair	10	
2244	Sweet Gum	9	Fair	Fair	8	
2245	Sweet Gum	11	Fair	Fair	10	
2246	Redwood	20	Fair	Poor	30	Regulated
2247	Redwood	21	Good	Fair	25	Regulated
2248	Redwood	21	Good	Good	30	Regulated
2249	Redwood	22	Good	Good	30	Regulated
2250	Redwood	48	Good	Good	40	Regulated
2251	Deodar	39	Fair	Fair	40	
2252	Sierra Redwood	48	Poor	Very Poor	35	
2253	Pyrus	11	Poor	Poor	20	
2254	Pyrus	11	Poor	Poor	15	

APPENDIX A – Tree Survey Table

TAG	SPP	DBH	STR	HEALTH	DIA CROWN	COMMENTS
2255	Sweet Gum	9	Fair	Fair	10	
2256	Pyrus	11	Poor	Poor	15	
2257	Pyrus	12	Poor	Poor	12	
2258	Pyrus	13	Poor	Poor	12	
2259	Pyrus	11	Poor	Poor	10	
2260	Pyrus	11	Poor	Poor	10	
2261	Pyrus	13	Poor	Poor	15	
2262	Pyrus	11	Poor	Poor	10	
2263	Pyrus	11	Poor	Poor	10	
2264	Pyrus	10	Poor	Poor	8	
2265	Pyrus	9	Poor	Poor	8	
2266	Pyrus	12	Fair	Fair	12	
2267	Pyrus	10	Fair	Fair	10	
2268	Pyrus	12	Fair	Fair	10	
2269	Sweet Gum	14	Fair	Fair	25	
2270	Sweet Gum	22	Poor	Poor	20	
2271	Sweet Gum	20	Fair	Fair	35	
2272	Sweet Gum	18	Fair	Fair	30	
2273	Sweet Gum	17	Poor	Poor	30	
2274	Sweet Gum	18	Poor	Poor	30	
2275	Sweet Gum	17	Poor	Poor	30	
2276	Sweet Gum	19	Poor	Poor	30	
2277	Sweet Gum	20	Poor	Poor	35	
2278	Sweet Gum	12	Poor	Poor	30	
2279	Sweet Gum	12	Poor	Poor	30	
2280	Sweet Gum	9	Poor	Poor	20	
2281	Sweet Gum	10	Fair	Fair	25	

APPENDIX A – Tree Survey Table

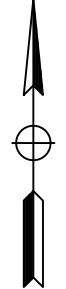
TAG	SPP	DBH	STR	HEALTH	DIA CROWN	COMMENTS
2282	Pepper	11	Fair	Fair	20	
2283	Sweet Gum	16	Fair	Fair	25	
2284	Sycamore	27	Poor	Poor	40	
2285	Redwood	46	Good	Fair	20	Regulated
2286	Redwood	27/16	Good	Good	30	Regulated



- Coast Live Oak
- Redwood (Good condition)
- Redwood (Poor condition)

3362 MATHER FIELD RD
RANCHO CORDOVA, CA 95670
TEL (916) 361-9133 FAX (916) 361-9517
CLIENT PA Design Resources, Inc.
LOCATION Old Sonoma Rd, Napa, CA
JOB NO. 35403 PHOTO DATE 12-17-2021
SCALE 1"= 40' CONTOUR INTERVAL

1"= 40'
scale
feet



MANHOLE	○	PAVED ROAD	—	LEGEND		WATER	—	SMALL SIGN	+
DRAIN INLET	⊕	CURB	—	WATER	—	MEDIAN BARRIER	—	MEDIUM SIGN	+
FIRE HYDRANT	⊕	CONCRETE	—	MASONRY WALL	—	RETAINING WALL	—	MARSH	+
VALVE	⊕	VAULT	—	RETAINING WALL	—	FENCE	—	PHOTO CENTER	+
POWER POLE	⊕	GUY WIRE	—	FENCE	—	GUARDRAIL	—	HORIZ. VERT. CONTROL	+
ELECTRIER	⊕	TREES	—	GUARDRAIL	—	ROCKS	—	HORIZONTAL CONTROL	+
		GROUND COVER	—	ROCKS	—			VERTICAL CONTROL	+
								BENCHMARK	+