

A P P E N D I X D

T R E E R E P O R T







**TREE REPORT**  
141 N. Civic Drive  
Walnut Creek, CA

**PREPARED FOR:**  
Urban Housing Group  
777 S. California Ave.  
Palo Alto, CA 94304

**PREPARED BY:**  
HortScience, Inc.  
2150 Rheem Dr., Suite A  
Pleasanton, CA 94588

March 2011

**Tree Report**  
**141 N. Civic Dr., Walnut Creek**

**Table of Contents**

---

	<b>Page</b>
Introduction and Overview	1
Survey Methods	1
Description of Trees	2
Suitability for Preservation	3
Evaluation of Impacts and Recommendations for Preservation	6
Appraisal of Value	7
Tree Preservation Guidelines	9

---

**List of Tables**

---

Table 1. Tree condition and frequency of occurrence	3
Table 2. Suitability for preservation	4
Table 3. Proposed action	6
Table 4. Appraised value of trees recommended for removal	8
Table 5. Appraised value of trees recommended for preservation	9

**Attachments**

---

***Tree Survey Form***

***Tree Survey Map***

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

The Urban Housing Group is planning to redevelop the property located at 141 N. Civic Dr., in Walnut Creek, CA. The site currently contains a commercial building, with parking lots and associated landscaping north and south of the building. HortScience, Inc. was asked to prepare a **Tree Report** for the site for review by the City of Walnut Creek.

This report provides the following information:

1. A survey of all trees 9" in diameter and greater on the site.
2. An assessment of the impacts of constructing the proposed project on the trees.
3. Recommendations for tree preservation and removal.
4. The appraised value of the trees.

### ***Survey Methods***

Trees were surveyed on January 27, 2011. The survey 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 of all trees 9" and greater in 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;
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**

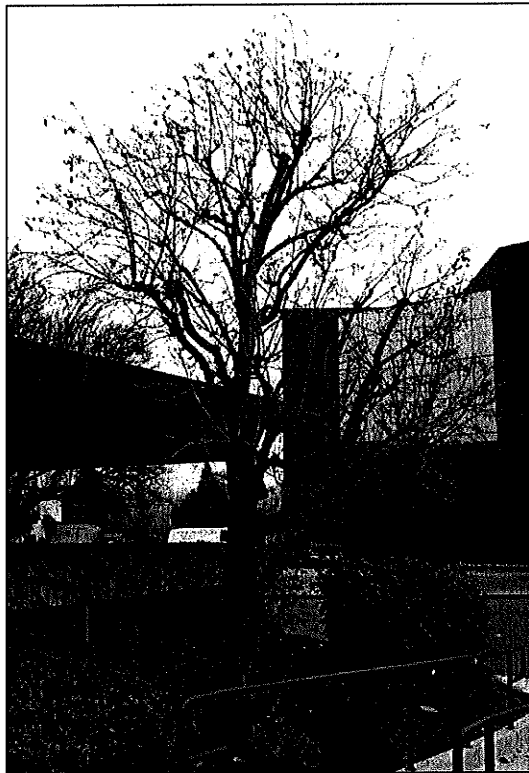
Forty-four (44) trees were evaluated, representing 11 species (Table 1, following page). Four (4) off-site trees were surveyed along the southern property boundary (#1-3) and in the southwest corner of the site (#4). Several trees with diameters below 9" were located on the site but not included in the survey. Descriptions of each tree are found in the **Tree Survey Form** and locations are plotted on the **Tree Survey Map** (see attachments).

The most frequently encountered species was sweetgum, with 23 trees, or 52% of the population. The second most common species was Norway maple, with nine (9) trees, or 20% of the population. Both the sweetgums and Norway maples were concentrated around the building, with the largest specimens in the landscape area fronting N. Civic Drive. Twenty-four (24) of the 32 trees of these two species had been topped repeatedly, producing trees with poor form and structure (Photo 1). Condition of both species was fair, with 18 of the sweetgums and seven (7) of the Norway maples in that category.

The next most common species were *Ca. sycamore*, purple-leaf plum and camphor, all with two (2) trees each (5% each). *Ca. sycamores* were semi-mature in development and in good condition. One of the purple-leaf plums was in poor condition (#44), and one was in good (#16). Camphors were off-site to the south and both were in fair condition.

Tree condition for the site as a whole, was fair, with 28 trees (64% of the population). Thirteen (13) trees were in good condition (30%) and three (3) trees were in poor (7%). Trees in good condition had good form and structure and were tolerant of the parking lot environment. The majority of the trees in fair condition had been topped. Those in poor condition had trunk decay (#25), had lost extensive roots (#36), and had extensive dieback (#44).

Walnut Creek Ordinance No. 1966 defines certain native species with diameters of 9" or greater as "highly protected". Based on this definition, off-site valley oak #3 was the only tree that qualified as "highly protected".



**Photo 1:** Sweetgum #17 had been topped repeatedly. The tree was representative of other sweetgums and Norway Maples surveyed at the site, the majority of which had also been topped.

**Table 1. Tree condition & frequency of occurrence  
141 N. Civic Dr., Walnut Creek**

Common Name	Scientific Name	Condition Rating			No. of trees
		Poor (1-2)	Fair (3)	Good (4-5)	
Japanese maple	<i>Acer palmatum</i>	-	-	1	1
Norway maple	<i>Acer platanoides</i>	1	7	1	9
Red maple	<i>Acer rubrum</i>	-	-	1	1
Carob	<i>Ceratonia siliqua</i>	-	-	1	1
Camphor	<i>Cinnamomum camphora</i>	-	2	-	2
Sweet gum	<i>Liquidambar styraciflua</i>	1	18	4	23
Aleppo pine	<i>Pinus halepensis</i>	-	-	1	1
Calif. sycamore	<i>Platanus racemosa</i>	-	-	2	2
Purple leaf plum	<i>Prunus cerasifera 'Atropurpurea'</i>	1	-	1	2
Valley oak	<i>Quercus lobata</i>	-	-	1	1
Siberian elm	<i>Ulmus pumila</i>	-	1	-	1
<b>Total</b>		<b>3</b>	<b>28</b>	<b>13</b>	<b>44</b>
		7%	64%	30%	100%

### **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, 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, sweetgum and Norway maple are sensitive to construction impacts, while Ca. sycamore is more tolerant of site disturbance.

- **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**  
 Trees with the potential to invade native habitats, reproduce rapidly, and grow in sub-optimal environments are considered invasive. Species with these qualities may alter the functional and aesthetic qualities of the habitats they invade. None of the species surveyed at the 141 N. Civic Dr. 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 (Table 2).

**Table 2. Suitability for preservation  
 141 N. Civic Dr., Walnut Creek**

**Good** These are trees with good health and structural stability that have the potential for longevity at the site. Nine (9) trees were of good suitability for preservation.

Tree No.	Species	Diameter (in.)
3	Valley oak	14
4	Carob	14
16	Purple leaf plum	13
23	Norway maple	9
35	Japanese maple	9,5
39	Calif. sycamore	12,11,10
40	Aleppo pine	13
42	Sweet gum	9
43	Sweet gum	11

**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 "good" category. Eleven (11) trees were of moderate suitability for preservation.

Tree No.	Species	Diameter (in.)
1	Camphor	10,8,8,5,4
6	Sweet gum	9
7	Sweet gum	9
17	Norway maple	10
18	Sweet gum	18
19	Sweet gum	13
20	Sweet gum	16
24	Sweet gum	20
30	Sweet gum	9
31	Red maple	11
38	Calif. sycamore	17

(Continued, following page)



---

**Table 2: Tree Suitability for preservation, continued  
141 N. Civic Dr., Walnut Creek**

**Poor** The majority of the trees in this category had been topped. While the trees are not in poor health, their structures have been significantly altered which would require a concerted effort over time to correct. Twenty-four (24) trees were of poor suitability for preservation.

<b>Tree No.</b>	<b>Species</b>	<b>Diameter (in.)</b>
2	Camphor	9,5,4,2
5	Sweet gum	9
8	Sweet gum	12
9	Sweet gum	9
10	Sweet gum	12
11	Sweet gum	11
12	Sweet gum	10,6
13	Sweet gum	10
14	Sweet gum	12
15	Sweet gum	13
21	Norway maple	11
22	Norway maple	9
25	Sweet gum	12
26	Norway maple	13
27	Norway maple	11
28	Norway maple	12
29	Sweet gum	11
32	Sweet gum	9
33	Sweet gum	9
34	Sweet gum	9
36	Norway maple	11
37	Norway maple	9
41	Siberian elm	9
44	Purple leaf plum	11

---

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.

**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 Preliminary Grading, Utilities and Stormwater Treatment Plans prepared by Ruggeri-Jensen-Azar (dated 2/9/2011).

The proposed plan would redevelop the entire site as a high-density, transit-oriented residential development. The development would include four stories of residential flats and townhomes, with a parking garage centered along the western boundary. The existing driveway in the northeast corner of the site would be reconfigured to act as the main entry point.

Using the proposed plans, potential impacts from construction were estimated for each tree. The most significant impacts to the trees would occur as a result of the grading for the new buildings and installation of the storm drain lines and storm water treatment planters. excavation for the underground garage. Installation of a retaining wall and construction of the new road would directly impact trees located along the northern and eastern boundaries.

Removal would be required for 39 trees, including 25 that would fall within the building footprints, seven (7) within the over-excavation for the buildings, five (5) within the new road and entry, and two (2) within the storm drain and infiltration planters (Table 3). Twenty-three (23) of these were of poor suitability for preservation.

Five (5) trees can be preserved under the current design, including 'Highly Protected' tree #3. Four of these are off-site (#1-4) and #39 would be outside the impacts in the northwest corner of the site.

Construction of the buildings and installation of the storm drain line adjacent to trees #1-4 may require pruning to provide construction clearance. Any pruning of off-site trees must be done with the property owner's permission. In addition, a dripline encroachment permit issued by the City of Walnut Creek will be required for the work proposed around trees #1-4.

In summary, the current plan would remove 39 trees and allow for the preservation of five (5) trees, including the 'Highly Protected' oak #3. Preservation is predicated on following the **Tree Preservation Guidelines** provided at the end of this document.

**Table 3. Proposed action.  
 141 N. Civic Dr., Walnut Creek**

Tree No.	Common Name	Trunk Diameter	Highly Protected?	Reason for removal
1	Camphor	10,8,8,5,4	No	Preserve; 10' S. of storm drain line.
2	Camphor	9,5,4,2	No	Preserve; 10' S. of storm drain line.
3	Valley oak	14	Yes	Preserve; 12' S. of storm drain line.
4	Carob	10	No	Preserve; 5' W. of storm drain line.
5	Sweet gum	9	No	Remove, within building footprint
6	Sweet gum	9	No	Remove, within building footprint
7	Sweet gum	9	No	Remove, within building footprint
8	Sweet gum	12	No	Remove, within building footprint
9	Sweet gum	9	No	Remove, within building footprint
10	Sweet gum	12	No	Remove, within building footprint

(Continued, following page)

**Table 3. Proposed action, continued  
141 N. Civic Dr., Walnut Creek**

Tree No.	Common Name	Trunk Diameter	Highly Protected?	Reason for removal
11	Sweet gum	11	No	Remove, within building footprint
12	Sweet gum	10,6	No	Remove, within building footprint
13	Sweet gum	10	No	Remove, within building footprint
14	Sweet gum	12	No	Remove, within building footprint
15	Sweet gum	13	No	Remove, within building footprint
16	Purple leaf plum	13	No	Remove, within storm drain trench
17	Norway maple	10	No	Remove, within storm drain trench
18	Sweet gum	18	No	Remove, impacted by bldg footprint
19	Sweet gum	13	No	Remove, impacted by bldg footprint
20	Sweet gum	16	No	Remove, within building footprint
21	Norway maple	11	No	Remove, within building footprint
22	Norway maple	9	No	Remove, within building footprint
23	Norway maple	9	No	Remove, within building footprint
24	Sweet gum	20	No	Remove, impacted by grading
25	Sweet gum	12	No	Remove, impacted by grading
26	Norway maple	13	No	Remove, within grading
27	Norway maple	11	No	Remove, within grading
28	Norway maple	12	No	Remove, within grading
29	Sweet gum	11	No	Remove, within grading
30	Sweet gum	9	No	Remove, within grading
31	Red maple	11	No	Remove, within building footprint
32	Sweet gum	9	No	Remove, within building footprint
33	Sweet gum	9	No	Remove, within building footprint
34	Sweet gum	9	No	Remove, within building footprint
35	Japanese maple	9,5	No	Remove, within building footprint
36	Norway maple	11	No	Remove, within building footprint
37	Norway maple	9	No	Remove, within building footprint
38	Calif. sycamore	17	No	Remove, within building footprint
39	Calif. sycamore	12,11,10	No	<b>Preserve</b> ; outside impacts
40	Aleppo pine	13	No	Remove, within new road
41	Siberian elm	9	No	Remove, within new road
42	Sweet gum	9	No	Remove, within new road
43	Sweet gum	11	No	Remove, within new entry
44	Purple leaf plum	11	No	Remove, within new entry

### **Appraisal of Value**

The City of Walnut Creek requires that the value of all trees be established prior to development. In so doing, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy IL). In addition, I referred to **Species Classification and Group Assignment** (1992), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter at 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the East Bay area. The **Species Classification and Group Assignment** lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual. The location factor considers the site, placement and contribution of the tree in its surrounding landscape.

The appraised value of the 39 trees recommended for removal was \$59,450 (Table 4).

The appraised value of the 16 trees recommended for preservation was \$18,250 (Table 5, following page).

**Table 4. Appraised value of trees recommended for removal  
141 N. Civic Dr., Walnut Creek**

<b>Tree No.</b>	<b>Common Name</b>	<b>Size (in.)</b>	<b>Appraised Value (\$)</b>
5	Sweet gum	9	850
6	Sweet gum	9	850
7	Sweet gum	9	850
8	Sweet gum	12	1,450
9	Sweet gum	9	850
10	Sweet gum	12	1,450
11	Sweet gum	11	1,250
12	Sweet gum	10,6	1,200
13	Sweet gum	10	1,050
14	Sweet gum	12	1,450
15	Sweet gum	13	1,700
16	Purple leaf plum	13	2,800
17	Norway maple	10	1,200
18	Sweet gum	18	4,550
19	Sweet gum	13	1,700
20	Sweet gum	16	2,600
21	Norway maple	11	1,550
22	Norway maple	9	1,500
23	Norway maple	9	1,050
24	Sweet gum	20	4,000
25	Sweet gum	12	1,100
26	Norway maple	13	2,200
27	Norway maple	11	1,550
28	Norway maple	12	1,850
29	Sweet gum	11	1,250
30	Sweet gum	9	1,200
31	Red maple	11	700
32	Sweet gum	9	800
33	Sweet gum	9	800
34	Sweet gum	9	800
35	Japanese maple	9,5	2,050
36	Norway maple	11	850
37	Norway maple	9	1,000
38	Calif. sycamore	17	2,650
40	Aleppo pine	13	2,300
41	Siberian elm	9	1,000
42	Sweet gum	9	1,100
43	Sweet gum	11	2,050
44	Purple leaf plum	11	300
<b>Total</b>			<b>59,450</b>

**Table 5. Appraised value of trees recommended for preservation  
 141 N. Civic Dr., Walnut Creek**

Tree No.	Common Name	Size (in.)	Appraised Value (\$)
1	Camphor	10,8,8,5,4	2,200
2	Camphor	9,5,4,2	1,250
3	Valley oak	14	5,350
4	Carob	10	7,150
39	Calif. sycamore	12,11,10	2,300
<b>Total</b>			<b>18,250</b>

**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.

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**

- Any changes to the plans affecting the trees shall 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.
- A **Tree Protection Zone** shall be established around each tree to be preserved. No trenching, excavation, construction or storage of materials shall occur within that zone. No underground services including utilities, sub-drains, water or sewer shall be placed in the **Tree Protection Zone**. Spoil from trench, footing, utility or other excavation shall not be placed within the **Tree Protection Zone**, either temporarily or permanently. The following table provides specific distances for the **TPZ's**.

**Tree Protection Zones**

Tag #	Species	Diameter	Minimum TPZ
1	Camphor	10,8,8,5,4	10' N., dripline in all other directions
2	Camphor	9,5,4,2	10' N., dripline in all other directions
3	Valley oak	14	12' N., dripline in all other directions
4	Carob	10	5' E., dripline in all other directions
39	Calif. sycamore	12,11,10	Dripline in all directions

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

5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
6. Irrigation systems must be designed so that no trenching will occur within the **Tree Protection Zone**.

**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' high chain link, mounted to steel posts firmly driven into the ground or on stanchions fastened securely with rebar staples 12" deep, as required by the City. Fences are to remain until all grading and construction is completed.
3. Off-site trees #1-4 may require pruning to provide construction clearance. Any pruning of off-site trees must be done with the property owner's permission. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the latest edition of the ANSI Z133 and A300 standards as well as the *Best Management Practices -- Tree Pruning* published by the International Society of Arboriculture.
4. Prior to excavation for underground foundations/footings/walls, 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 or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required.

**Recommendations for tree protection during construction**

1. 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.
2. 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.
3. Root-injured trees have a limited capacity to absorb water. Therefore, it is important to ensure adequate soil moisture in the area of active roots. One to several irrigations may be needed for trees that are at risk. Irrigations shall be specified by the Consulting Arborist.
4. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **Tree Protection Zone**.
5. 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**

Trees preserved at the 141 N. Civic Dr. site may 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.

**HortScience, Inc.**

A handwritten signature in black ink that reads "John Leffingwell". The signature is written in a cursive style with a large, sweeping initial "J".

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

# Tree Survey

Urban Housing Group  
141 N. Civic Dr.  
Walnut Creek, California  
January 2011



TREE No.	SPECIES	SIZE DIAMETER (in inches)	HIGHLY PROTECTED?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
1	Camphor	10,8,8,5,4	No	3	Moderate	Off-site; multiple attachments at base; twig and branch dieback.
2	Camphor	9,5,4,2	No	3	Poor	Off-site; multiple attachments at base; trunk wounds; thin crown.
3	Valley oak	14	Yes	5	Good	Off-site; multiple attachments at 8'; good form and structure; extend 12' over fence.
4	Carob	14	No	4	Good	Off-site, no tag; codominant trunks at 6'; extends 10' over fence.
5	Sweet gum	9	No	3	Poor	Topped at 15'; trunk wound.
6	Sweet gum	9	No	3	Moderate	Topped at 15'; fair structure.
7	Sweet gum	9	No	3	Moderate	Topped at 15'; fair structure.
8	Sweet gum	12	No	3	Poor	Topped at 15'.
9	Sweet gum	9	No	3	Poor	Topped at 15'.
10	Sweet gum	12	No	3	Poor	Topped at 15'; sun scald on upper branch surfaces.
11	Sweet gum	11	No	3	Poor	Topped at 15'; poor structure.
12	Sweet gum	10,6	No	3	Poor	Topped at 15'; low lateral west.
13	Sweet gum	10	No	3	Poor	Topped at 15'; girdling roots.
14	Sweet gum	12	No	3	Poor	Topped at 15'; poor structure.
15	Sweet gum	13	No	3	Poor	Topped at 15'; poor structure.
16	Purple leaf plur	13	No	4	Good	Multiple attachments at 3'; good form.
17	Norway maple	10	No	3	Moderate	Topped at 15'; crown formed from epicormic shoots.
18	Sweet gum	18	No	4	Moderate	Growing in group; one-sided southeast.



# Tree Survey

Urban Housing Group  
141 N. Civic Dr.  
Walnut Creek, California  
January 2011



TREE No.	SPECIES	SIZE DIAMETER (in inches)	HIGHLY PROTECTED?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
19	Sweet gum	13	No	3	Moderate	Trunk wound at 8'; crook in upper crown.
20	Sweet gum	16	No	3	Moderate	Codominant trunks at 20'; included bark.
21	Norway maple	11	No	3	Poor	Topped at 15'; poor form and structure.
22	Norway maple	9	No	3	Poor	Topped at 15'; poor structure.
23	Norway maple	9	No	4	Good	Tipped back; good form.
24	Sweet gum	20	No	3	Moderate	Multiple attachments at 5'; low lateral; included bark.
25	Sweet gum	12	No	2	Poor	Topped at 10'; trunk decay.
26	Norway maple	13	No	3	Poor	Topped at 15'; poor structure.
27	Norway maple	11	No	3	Poor	Topped at 15'; decay in attachment.
28	Norway maple	12	No	3	Poor	Topped at 15'; girdling root; poor structure.
29	Sweet gum	11	No	3	Poor	Topped at 20'; poor structure.
30	Sweet gum	9	No	4	Moderate	Leans east; good young tree.
31	Red maple	11	No	4	Moderate	Trunk wound; codominant trunks at 7'; included bark.
32	Sweet gum	9	No	3	Poor	Topped at 15'; poor structure.
33	Sweet gum	9	No	3	Poor	Topped at 15'; poor structure.
34	Sweet gum	9	No	3	Poor	Topped at 15'; poor structure.
35	Japanese mapl	9,5	No	4	Good	Codominant trunks at base; leans northwest away from building.
36	Norway maple	11	No	2	Poor	Topped at 15'; roots pruned north.
37	Norway maple	9	No	3	Poor	Topped at 10'; sap flow south.
38	Calif. sycamore	17	No	4	Moderate	Slight lean east; basal wound; nice form.
39	Calif. sycamore	12,11,10	No	4	Good	Multiple attachments at 2'; low lateral west; fair structure.

# Tree Survey

Urban Housing Group  
141 N. Civic Dr.  
Walnut Creek, California  
January 2011



TREE No.	SPECIES	SIZE DIAMETER (in inches)	HIGHLY PROTECTED?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
40	Aleppo pine	13	No	5	Good	Growing at top of slope; good form and structure.
41	Siberian elm	9	No	3	Poor	Growing against curb; slight lean east.
42	Sweet gum	9	No	4	Good	Growing in small island; good form and structure.
43	Sweet gum	11	No	5	Good	Growing in large island; good form and structure.
44	Purple leaf plur	11	No	1	Poor	Extensive dieback; trunk wounds; little live material remains.

# Tree Survey Map

141 N. Civic Drive  
Walnut Creek, CA  
Prepared for:  
Urban Housing Group  
Palo Alto, CA

January 2011

No Scale



Notes:  
Base map provided by:  
Urban Housing Group  
Palo Alto, CA  
Numbered tree locations  
are approximate.



2150 Riehem Drive, Suite A  
Pleasanton, CA 94588  
Phone: 925.464.6521  
Fax: 925.464.6521  
www.hortscience.com

