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Preliminary Arborist Report

For the Project

The Terraces at Roseville
707 Sunrise Avenue
City of Roseville, CA

A portion of the parcel
#470-010-050-000

Prepared on

February 20, 2025

Revised August 29, 2025, Updated Sept 17, 2025.

Prepared For:

Grant Martin
DiNapoli Capital Partners
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Via Email: gmartin@dinapolicapital.com

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Summary

Grant Martin of DeNapoli Capital Partners, the property owner, contacted Nicole Harrison of Focal Point Arboriculture Consulting to inventory the trees in the proposed development area on the parcel which may be impacted by the development plans[1] and provide an arborists report with the findings. The site includes a partial survey of parcel 470-010-050; and trees on adjacent privately owned parcels which might be impacted by grading activities. The site is located entirely within the jurisdiction of the City of Roseville.

The trees on the sites were physically tagged with three ranges numbering 177-200, 365-400, and 1001-1012 which correspond to 3 separate site visits[2]. Trees which were not physically evaluated and/or on adjacent parcels with limited visibility were given virtual numbers in the range 1-4. All of the tree inspections and survey work was performed during the time period February 10-19, 2025 by ISA Certified Arborist Nicole Harrison, or arborist assistant Gregory Nicholas.

A total of 80 trees are included in the inventory. 59 trees are protected oak species which meet the size requirement according to the municipal code. 13 of the other trees may be protected by a parking lot shade requirement in the municipal code (to be determined).

Response to Shelby Maples's 10/17/25 comment: We had communicated with Shelby on 11/19/25 prior to her leaving the department, and she had confirmed this comment can be considered Closed. The description and table were revised with the correct totals in the 2nd submittal.

There are 4 Valley oak trees in the easement which will have to be removed for the EVA, however, exact layout should be confirmed prior to removal of any of these trees.

A Tree Protection Plan and recommendations for preservation of any trees to remain during the development process is recommended by the arborist.

Response to Shelby Maples's 10/17/25 comment: We had communicated with Shelby on 11/19/25 prior to her leaving the department, and she had confirmed this comment can be considered Closed. The description and table were revised with the correct totals in the 2nd submittal.

Table 1 - Findings Summary

Tree Species	Trees Inventoried	Trees on the Parcel	Protected Trees on the Parcel	Trees Proposed for Removal
Interior Live Oak, Quercus wislizeni	3	3	3	3
Valley Oak, Quercus lobata	56	56	53[3]	53
Other Landscape Trees Ornamental Pear, Coast Redwood and misc other species	21	18	-	18
Total	**80**	**77**	**56**	**77**

[1] The Terraces of Roseville by CWE, sheets C3.1, dated 4/30/2025.

[2] This information is not relevant to the project but is relevant to the Focal Point tracking system.

[3] Four protected trees may be in the easement or joint-ownership trees with another parcel.

Assignment

Evaluate the trees at the project location and provide documentation as to their condition and status according to the requirements of the City of Roseville and as requested by the client for planning the development of the remnant undeveloped area on the parcel.

Assignment Limitations

The survey was conducted during the dormant period for deciduous trees. The scope of evaluation for the trees was a level 2 inspection without any tools. The arborist rating is solely associated with the quality of the tree in terms of it's suitability for preservation during planning and any subsequent mitigation requirements if it is to be removed. Additional assessments may be required to determine any hazard potential, disease or insect infestation, and/or pruning requirements. Trees retained during development may or may not have a high risk rating.

Methods

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap by Nicole Harrison to produce the tree location map. The map doesn't not always accurately depict the tree location on the aerial background, a surveyor's topographic map, or on the developers plans. The tree location map included with the arborist report is for reference and additional work may be required to match the actual tree locations as surveyed by a professional surveyor.

Tree Measurements: DSH (diameter standard height) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A steel diameter tape or forestry calipers were used to measure the DSH of all trees. A Stanley laser distance meter was used to measure distances. Canopy radius measurements and distances may also have been estimated due to obstructions.

A Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment and should be noted in the data. Although we do our best to evaluate trees visually, sounding of the trunk and excavation around the base of the tree to determine the presence of decay is not included in the visual assessment and could dramatically change the arborist rating of the tree. In the event that a visual clue indicates this further testing may be necessary, the recommendation of that tree will be to re-evaluate.

Terms

The following terms are used in the Tree Data table (Table 2).

Tree #	The pre-stamped tree number on a tag which is installed at approximately 6 feet above ground level on the north side of the tree. Series 1-100 tags are virtual – no physical tag was placed or found on the tree.
Species	The species of a tree is listed by our local and correct common name and botanical name

by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.

DBH — 'Diameter at Breast Height' is normally measured at 4'6" (above the average ground height for urban forestry), but if that varies then the location where it is measured is noted in the next column "measured at" . (1) For a tree that branches at or below 4.5 feet, DBH means the diameter at the narrowest point between the grade and the branching point; and (2) For a tree with a common root system that branches at the ground, DBH of each trunk is listed.

TDBH — 'Total Diameter Breast Height' is the sum of all the trunks of the tree.

DLR/Root Zone — Dripline was measured as the longest limb radius of the tree. The radius of the root zone (as shown on the attached Tree Location Map) is a circle equal to the measured dripline radius. The longest branch extending from the trunk was used. According to the City of Roseville municipal code, the Protected Zone is equal to the longest limb PLUS 1'.

Arborist Rating — Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	**5**
No apparent problem(s)	Good	**4**
Minor problem(s)	Fair	**3**
Major problem(s)	Fair to Poor	**2**
Extreme problem(s)	Poor	1
Dead	Dead	**0**

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes	Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; © condition of limb and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DSH may have been measured at a location other than the standard 54”). Additionally, notes may list any evaluation limiting factors such as debris at the base of a tree.
Development Restrictions or Actions	Recommended actions to increase health and longevity.
Root Protection Zone	A root protection zone is calculated by using the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

Development Impacts

Projected development impacts are based on tree condition, species tolerance, distance relationships between the tree location and proposed grading, and the arborists previous experience and judgment. Field inspections and findings during the development project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Critical Root Zone are less than 10% and no changes to the normal flow of water within the surrounding topography are proposed.

Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Critical Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Observations

The site comprises a portion of developed parcels. The site is relatively flat but has inconsistency in the topography due to previous grading and uses; and water accumulation. Many of the native trees in the interior of the site have grown from natural seed dispersal since 2010-12. The trees along the parcel boundaries appear to mostly predate the historical google imagery (circa 1998).

The existing parking lot trees in the survey area appear to have been planted before 2007. The Raywood ash and Chinese tallow trees are nearing the end of their useful lifespan. One is recommended for removal because it limits accessibility with low structural branches. Although they are proposed for retention at this time, replacement may be the best option. The coast redwood is in good health and would be recommended for retention if the easement were not to be used.

There are 4 Valley oak trees in the easement which will have to be removed for the EVA, however, exact layout should be confirmed prior to removal of any trees.

Note that offsite trees may not have been measured or evaluated due to lack of access and/or lack of visibility.

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Table 2 - Tree Information Data

Off Site	Protected	Tree #	Species	Total DBH	DBH	at	Dripline radius	Notes	Structure	Health	Arborist Rating	Develop Status
	No	1	Pacific Willow, *Salix lucida*			54	10	2-4" sprouts from the ground				Remove
	No	2	Valley oak, *Quercus lobata*		4	54		Poor taper and abnormal structure from suppression				Remove
Yes	No	3	American Sweetgum, *Liquidambar styraciflua*		14	54	18	Poor taper, suppressed	Poor	Fair		Preserve
Yes	No	4	American Sweetgum, *Liquidambar styraciflua*		13	54	16	Fair taper, fair canopy	Fair	Fair		Preserve
	Yes	177	Valley oak, *Quercus lobata*		23	12	25	narrow previous attachments now bark inclusion from 7 feet to ground, east side of canopy has moderate lean and one sided	Fair	Good	3 - Fair	Remove
	Yes	178	Valley oak, *Quercus lobata*	21	12, 9	54	25	codominant with large bark inclusion below 2 feet, larger stem has moderate lean and is one sided	Fair	Good	3 - Fair	Remove
	Yes	179	Valley oak, *Quercus lobata*	14	7, 7	54	15	narrow codominant attachment at ground with bark inclusion, on a slight mound	Fair	Good	3 - Fair	Remove
	Yes	180	Valley oak, *Quercus lobata*	14	7, 7	54	15	narrow codominant attachment at ground	Fair	Good	3 - Fair	Remove
	Yes	181	Valley oak, *Quercus lobata*	12	7, 5	54	10	narrow codominant attachment at ground, stems lean across each other	Fair	Good	3 - Fair	Remove
	Yes	182	Valley oak, *Quercus lobata*		16	54	20	abnormal below 1', codominant connection with bark inclusions at 10 feet and 15 feet otherwise good	Fair	Good	3 - Fair	Remove
	Yes	183	Valley oak, *Quercus lobata*	15	6, 5, 4	54	8	narrow connection from ground with bark inclusion, stems lean slightly away from each other other	Fair	Good	3 - Fair	Remove

Response to Shelby Maples's 10/17/25 comment: Measuring this particular tree's DBH at a 12" height instead of the standard 54" was the most logical and provided most accurate DBH due to this tree's codominant trunks. The narrow codominant trunks split at a height lower than 54".

Off Site	Protected	Tree #	Species	Total DBH	DBH	at	Dripline radius	Notes	Structure	Health	Arborist Rating	Develop Status
	Yes	184	Valley oak, *Quercus lobata*		13	54	18	poor branch junctions, significant die back	Fair	Poor	3 - Fair	Remove
	Yes	185	Valley oak, *Quercus lobata*		14	12	18	narrow codominant connection at 3 feet with bark inclusion and indentations on two stems	Poor	Fair	3 - Fair	Remove
	Yes	186	Valley oak, *Quercus lobata*		13	54	20	leans over existing parking about 3 feet from the curb, narrow attachments with bark inclusions mid canopy	Fair	Fair	3 - Fair	Remove
	Yes	187	Valley oak, *Quercus lobata*		11	54	25	significant lean east no upright canopy	Poor	Fair	2 - Poor	Remove
	Yes	188	Valley oak, *Quercus lobata*	26	11, 10, 5	54	20	codominant attachment at 1 foot with bark inclusion between larger stems, one stem leans toward parking	Poor	Fair	3 - Fair	Remove
	Yes	189	Valley oak, *Quercus lobata*	30	7, 10, 5, 8	54	25	codominant at 6" and 1 foot, some stems bow over	Poor	Fair	3 - Fair	Remove
	Yes	190	Valley oak, *Quercus lobata*	12	7, 5	54	14	poor inclusion below attachment at 1 foot, both stems with light bow at top	Poor	Fair	3 - Fair	Remove
	Yes	191	Valley oak, *Quercus lobata*	20	5, 9, 6	54	15	connection at ground, crowded growth, one-sided stems	Poor	Fair	3 - Fair	Remove
	Yes	192	Valley oak, *Quercus lobata*		8	54	20	next to 193, suppressed with entire canopy bowing south	Poor	Fair	2 - Poor	Remove
	Yes	193	Valley oak, *Quercus lobata*		19	54	20	large bark inclusion below codominant junction at 3 feet, poor canopy structure	Poor	Fair	2 - Poor	Remove
	Yes	194	Valley oak, *Quercus lobata*		22	54	25	inclusion below junction at 3 feet and larger stem codominant at 7', most of canopy leans	Poor	Fair	3 - Fair	Remove
	Yes	195	Valley oak, *Quercus lobata*		11	54	18	Poor taper with lean from suppression and poor crown ratio. trunk is against existing curb.	Poor	Fair	2 - Poor	Remove
	?	196	American Sweetgum, *Liquidambar styraciflua*		9	54	11		Fair	Fair		Remove

Off Site	Protected	Tree #	Species	Total DBH	DBH	at	Dripline radius	Notes	Structure	Health	Arborist Rating	Develop Status
	?	197	Raywood Ash, *Fraxinus oxycarpa* 'Raywood'		22	48	27	codominant junction (3) at 5', (1) dead with decay at crotch, deadwood	Poor	Poor		Remove
	?	198	Chinese Tallow Tree, *Triadica sebifera*		17	54	31	decay at base, leans towards parking area, unbalanced towards parking area, limb tip die back, some epicormic growth	Poor	Poor		Remove Remove
	?	199	Chinese Tallow Tree, *Triadica sebifera*		16	36	21	codominant junction at 5', unbalanced towards parking area	Poor	Fair		Remove
	?	200	Raywood Ash, *Fraxinus oxycarpa* 'Raywood'		24	54	25	codominant junction (3) at 6' with (1) failed and (1) mostly dead, unbalanced towards parking area, too much deadwood	Poor	Fair		Remove
	No	365	Glossy privet, *Ligustrum lucidum*	9	5, 4	54	10		Fair	Fair		Remove
	No	366	Pacific Willow, *Salix lucida*	50	12, 11, 11, 10, 6	54	19	large flare with stems from the ground and bark inclusions, failures and die back with epicormic sprouting	Poor	Poor		Remove
	Yes	367	Valley oak, *Quercus lobata*		10	54	15	slight lean, dense canopy, almost all the way to the ground	Fair	Good	3 - Fair	Remove
	Yes	368	Valley oak, *Quercus lobata*		10	54	15	base is covered in debris and not visible	Good	Good	4 - Good	Remove
	Yes	369	Valley oak, *Quercus lobata*	16	8,8	54	20	Codominant at 6" and again at 7', some epicormic sprouting, still has sparse leaves	Fair	Good	3 - Fair	Remove
	Yes	370	Valley oak, *Quercus lobata*		5	54	10	Poor taper, one-sided canopy	Fair	Good		Remove
	Yes	371	Valley oak, *Quercus lobata*		8	54	10	Fair crown ratio, growing above all the shrubs	Fair	Good	3 - Fair	Remove
	No	372	Photinia, *Phontinia x Fraseri*		10	54	20	leans from ground with codominant junction at 3'	Fair	Good	3 - Fair	Remove
	Yes	373	Valley oak, *Quercus lobata*		5	54	8	Poor taper from suppression, birds nest	Fair	Good		Preserve
	Yes	374	Valley oak, *Quercus lobata*	9	5, 4	54	8	Codominant at 6", trunks wind around from suppression	Poor	Good		Preserve

Off Site	Protected	Tree #	Species	Total DBH	DBH	at	Dripline radius	Notes	Structure	Health	Arborist Rating	Develop Status
	No	375	Valley oak, *Quercus lobata*		5	54	12	Poor taper, moderate lean and dog leg	Poor	Good		Preserve
	Yes	376	Valley oak, *Quercus lobata*		19	54	30	Significant lean with upright branch growth	Poor	Good	2 - Poor	Remove
	No	377	Glossy privet, *Ligustrum lucidum*		6	54		Closing wound below 2', canopy grows up into oak canopy	Fair	Fair		Remove
	Yes	378	Valley oak, *Quercus lobata*		9	54	12	Slight bow at top, fair to poor taper	Fair	Fair	3 - Fair	Remove
	Yes	379	Valley oak, *Quercus lobata*		15	18	25	Codominant at 3', both trunks wind around and bow over	Poor	Fair	2 - Poor	Remove
	No	380	Valley oak, *Quercus lobata*		4	54	10	Poor taper	Fair	Good	3 - Fair	Remove
	Yes	381	Interior live oak, *Quercus wislizeni*		14	54	20	horizontal from fence across ground, two horizontal limbs below 2', removed stubs remain, remaining canopy has significant lean	Poor	Poor	1 - Very Poor	Remove
	No	382	Glossy privet, *Ligustrum lucidum*	17	11, 6	54	20	Low junction, abnormal structure from suppression	Fair	Fair		Remove
	Yes	383	Valley oak, *Quercus lobata*		21	54	30	trunk has a slight lean, connections are wide	Fair	Good	3 - Fair	Remove
	Yes	384	Valley oak, *Quercus lobata*	9	6, 3	54	8		Good	Good	4 - Good	Remove
	Yes	385	Valley oak, *Quercus lobata*	17	6, 5, 6	54	15	codominant from ground and with bark inclusion, and stems at 2' and 6'	Poor	Good	3 - Fair	Remove
	Yes	386	Valley oak, *Quercus lobata*	38	16, 12, 10	54	28	Codominant at 2' into three stems and two more upright branches, smallest stem has significant lean	Fair	Good	3 - Fair	Remove
	Yes	387	Valley oak, *Quercus lobata*	17	7, 4, 6	54	12	Narrow codominant junctions all in a line, middle stem is smaller than others and suppressed	Poor	Good	2 - Poor	Remove
	Yes	388	Valley oak, *Quercus lobata*		8	36	12	narrow vase shaped tree with bark inclusions	Poor	Good	2 - Poor	Remove
	Yes	389	Valley oak, *Quercus lobata*	24	6, 6, 7, 5	36	12	Codominant from ground with bark inclusions and all stems in a row	Poor	Good	3 - Fair	Remove

Off Site	Protected	Tree #	Species	Total DBH	DBH	at	Dripline radius	Notes	Structure	Health	Arborist Rating	Develop Status
	Yes	390	Valley oak, *Quercus lobata*		5	54		Abnormal junction at 8' into several stems	Fair	Good		Remove
	Yes	391	Valley oak, *Quercus lobata*		10	54	15	Slight bow in main trunk at top	Fair	Good	3 - Fair	Remove
	Yes	392	Interior live oak, *Quercus wislizeni*		12	54	30	Growing against 393 with bark inclusion between the two separate species. Difficult to remove this one with poor upper canopy structure and not damage next tree	Poor	Fair	2 - Poor	Remove
	Yes	393	Valley oak, *Quercus lobata*	34	13, 12, 9	54	25	Bark inclusion from ground for two stems of this tree and growing against last tree with bark inclusion	Poor	Fair	2 - Poor	Remove
	Yes	394	Interior live oak, *Quercus wislizeni*		14	54	25	crossing branches with next tree	Fair	Good	3 - Fair	Remove
	Yes	395	Valley oak, *Quercus lobata*		17	54	25	branch inclusion, narrow attachments, leans west over last tree	Poor	Poor	2 - Poor	Remove
	Yes	396	Valley oak, *Quercus lobata*		9	54	30	lean and upper canopy bows from suppression	Poor	Poor	1 - Very Poor	Remove
	Yes	397	Valley oak, *Quercus lobata*		11	54	25	Semi suppressed with significant lean	Poor	Fair	3 - Fair	Remove
	Yes	398	Valley oak, *Quercus lobata*		6	54	5	suppressed and poor	Poor	Poor	1 - Very Poor	Remove
	Yes	399	Valley oak, *Quercus lobata*		7	54	15	suppressed and bows	Poor	Fair	2 - Poor	Remove
	Yes	400	Valley oak, *Quercus lobata*		23	54	25	vase shape, dominant	Fair	Good	3 - Fair	Preserve
	Yes	1001	Valley oak, *Quercus lobata*		17	54	24	Mild lean to NE	Fair	Fair	3 - Fair	Remove
	Yes	1002	Valley oak, *Quercus lobata*		6	54	14	Leans S	Fair	Fair	3 - Fair	Remove
	?	1003	Coast redwood, *Sequoia sempervirens*		31	54	18	Slightly sparse on South side bottom half,	Fair	Fair		Remove

Off Site	Protected	Tree #	Species	Total DBH	DBH	at	Dripline radius	Notes	Structure	Health	Arborist Rating	Develop Status
	Yes	1004	Valley oak, *Quercus lobata*		7	54	19	Leans to NE, poor taper	Poor	Fair	2 - Poor	Remove
	No	1005	Glossy privet, *Ligustrum lucidum*	33	8,7,6,6,3, 3	54	14	Multi- stem at 18",	Fair	Fair		Remove
	No	1006	Glossy privet, *Ligustrum lucidum*	31	7,6,6,5,4, 4,3,3	54	18	Multi-stem from base, suppressed by 1007	Fair	Fair		Remove
	?	1007	Mimosa tree, *Albizia julibrissin*	31	12,10,9	54	30	Leaning on curb(broken and displaced curb)and over parking area @ 45*, 10" stem is dead, additional 7 " stem at 6' is dead	Poor	Poor		Remove
	?	1008	Ironbark Eucalyptus, *Eucalyptus sideroxylon*		7	54	14	(Species?) Codominant stems at 6', pruned multiple stems at base, some deadwood	Poor	Fair		Remove
	Yes	1009	Valley oak, *Quercus lobata*		12	54	25	Sharp lean over parking area, unbalanced towards parking lot side	Poor	Fair	2 - Poor	Remove
	?	1010	Ironbark Eucalyptus, *Eucalyptus sideroxylon*		15	54	20	codominant junction at 10', failures at top, leans over parking area	Poor	Fair		Remove
	?	1011	Red oak, *Quercus rubra*		11	54	18	old mechanical wound at 1' partial closure, sparse canopy, deadwood at top, poor taper, leans towards parking area	Poor	Poor		Remove
	?	1012	Red oak, *Quercus rubra*		17	54	31	girdling roots, old pruning wound at 6' with cavity, poor taper, poor growing area, too much deadwood	Fair	Poor		Preserve
?	Yes	1013	Valley Oak, Quercus lobata		14	54		No Access, TBD with access, estimated size				Remove
?	Yes	1014	Valley Oak, Quercus lobata		20	54		No Access, TBD with access, estimated size				Remove
?	Yes	1015	Valley Oak, Quercus lobata		12	54		No Access, TBD with access, estimated size				Remove
?	Yes	1016	Valley Oak, Quercus lobata		10	54		No Access, TBD with access, estimated size				Remove

Conclusion and Arborists Recommendations for Site Planning

The Owner and/or Developer should consult with the project arborist during development of the final civil plans to ensure the long term vitality of the trees proposed to remain on the site. Tree specific protection measures can be developed in response to the final civil plans and encroachments into the root zone of any tree to remain should be evaluated by the project arborist. **A Tree Protection Plan should be developed by the project arborist to include in the plan set.** The Tree Protection Plan and the project arborist's protection measures should be incorporated into the civil and site plans and followed. At a minimum, the following should be required.

Prior to Onsite Activity:

- A tree protection zone should be discussed at a preconstruction meeting with the project arborist. The project arborist may require, at their discretion, the following protections:
    - Exclusionary fencing for tree root protection;
    - Board and batten tree trunk protection;
    - ⅝" OSB placed on the ground in areas where foot traffic will be heavy during the construction of the pool;
    - A minor adjustment to the location of the pool equipment and trenches to avoid tree roots;
    - Chemical treatments (for root vigor, insect protection and/or fungicide treatments to cut roots) for any tree;
    - Clearance pruning supervised by the project arborist.

During Construction:

- Any underground utility lines and associated trenching inside the root zone of any trees (approximately within 25') shall be directly supervised by the project arborist. A hydraulic or air spade may be required for digging and placement of pipes underneath the roots, or boring of deeper trenches underneath the roots.
- The project arborist should directly supervise the clearance pruning, irrigation, fertilization, placement of mulch and chemical treatments.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of the protected trees;
- Concrete, asphalt, stucco, paint, shotcrete, gunite or any other surface material washout of the equipment used during development of the site shall not be placed within 40' of any tree or within any natural waterway or drainage area;
- The project arborist shall monitor the site once per week during the grading and trenching phase, and once per month thereafter, to provide supplemental recommendations based on tree response to changes in the environment.

All trees not specifically addressed within this report shall be protected by strict adherence to the General Development Recommendations, Appendix 2.

Project Arborist:

Nicole Harrison
Registered Consulting Arborist #719
ISA Certified Arborist and Municipal Specialist #WE-6500AM
ISA Qualified Tree Risk Assessor

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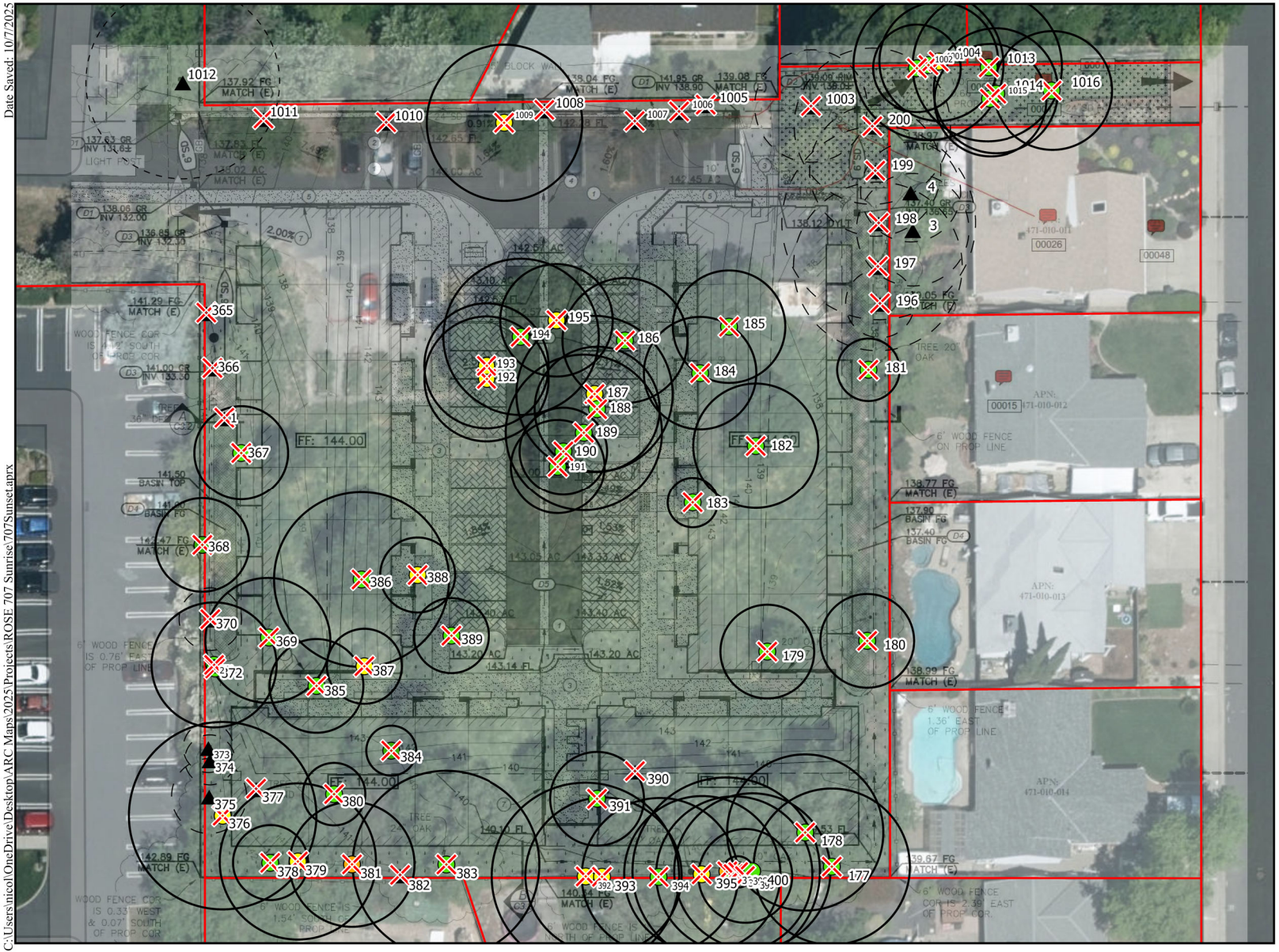
Appendix 1 - Tree Location Map

Date Saved: 10/7/2025

Path: C:\Users\nicol\OneDrive\Desktop\ARC Maps\2025 Projects\ROSE 707 Sunrise\707Sunset.aprx



TREE LOCATION AND REMOVAL MAP

Project Arborist

The project arborist for your development project is a consulting arborist with experience in interpretation of the County ordinances and requirements, preparation of Tree Protection Plans, onsite supervision of mechanical equipment during grading near trees, and communications with the County regarding tree preservation issues. The project arborist is responsible for notification to the County of the anticipated impacts to the individual trees and woodlands, as well as, verification of the actual impacts at the end of the project. The project arborist will provide an unbiased professional opinion as to the likelihood of survival of the trees retained during development.

Arborist Rating

Arborist condition ratings are subjective to condition and are based on both the health and the structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The ratings are calculated based on a level 2 visual assessment from the ground. No exploratory excavation, sounding, or other investigative actions were taken to determine if unseen defects may be present. The color coding in the legend indicates the overall condition of the tree.

PlacerCt_20240314

Arborist Rating

- 0 - Dead
- 1 - Very Poor
- 2 - Poor
- 3 - Fair
- 4 - Good
- 5 - Excellent

Unprotected

Root Protection Zone

Removal Trees

Removal Trees

Unprotected Root Zone

FOCAL POINT Arboriculture Consulting

Nicole Harrison, Consulting Arborist
ISA Certified Arborist WE-6500AM, TRAQ
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530.305.0165

TERRACES ROSEVILLE

707 Sunrise Avenue
Roseville, CA
APN #470-010-050-000

Prepared for:
DiNapoli Capital Partners

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General Protection Guidelines
Unless specifically stated in a Tree Protection Plan, all of the following guidelines shall be followed for every tree to be preserved (on and off the site).

1. All trees to be preserved shall have their root zones and trunk(s) protected with a four (4) foot high orange or yellow plastic, high visibility exclusionary fence surrounding the trees root zone. The fence shall be staked 10o.c. maximum spacing, with 5 steel T posts, 2 x 2 square or 2+ wood posts. The exclusionary area shall be under the trees branched canopy and extend out to the trees longest dripline radius plus one foot, as a circle. The fencing shall completely surround the Protected Root Zone and not be U shaped or open at any point. Whenever possible, include as many trees that are to be preserved into one fenced exclusionary Protected Root Zone.
2. Soil contamination shall be avoided by eliminating chemical dumping on the property that may infiltrate into the Protected Root Zone. No: washing, dumping, or contaminating the site including but not necessarily limited to the following: concrete from tools or trucks, paint materials, sheetrock mud or stucco materials, other chemicals, solvents, herbicides, etc. Limestone gravel should not be used as base material or for drain rock as it will change the pH to be more alkaline, and may harm the native oaks.
3. Do not nail, tie, screw, or fasten any signs, braces, etc. to the trees that are to remain.
4. Clearance or any other type of pruning shall be directly supervised by the project arborist. All cutting, pruning, trimming, cabling, guying, and or bracing systems shall conform to the most current standards of the American National Standards Institute (ANSI). The current ANSI Tree Care Standards are A300 (Parts 1-4) 2000 to 2002 (copies at: www.ansi.org). The Best Management Practices (BMPs) are a companion publication to the ANSI Tree Care Standards, printed by the ISA (copies at: www.isa-arbor.com). The BMP booklets explain the details of the ANSI Tree Care Standards and how to follow them correctly.
5. Pruning of branches under 3 in diameter should be made with sharp hand tools: pruners, loppers, and/or handsaws, not chainsaws.
6. Additional requirements may be added by the project arborist to enhance the likelihood of survival of the trees. These measures will be identified in the arborist reporting.

Appendix 2 - Arborists General Recommendations for All Trees

1) Evaluate your large trees every 3 years. A qualified ISA Certified and Consulting arborist can help identify defects which might lead to failure and/or diseases and other health considerations that can be treated to promote a healthy urban forest. In addition, climate change trends may affect trees and your arborist can help identify actions, such as irrigation, that can improve the lifespan of the your trees.

2) Mulch the area under the oaks' branched canopy with arborist type hard wood woodchips (4 – 6" deep), not redwood or cedar bark.

3) All trees to be saved shall have their root zones and trunk(s) protected with a four (4') foot high orange or yellow plastic, high visibility exclusionary fence surrounding the trees' root zone. The fence shall be staked 10'o.c. maximum spacing, with 5' steel "T" posts, 2" x 2" square or 2"+ wood posts. The exclusionary area shall be under the tree's branched canopy and extend out to the tree's longest dripline radius plus one foot, as a circle. Where new construction will be within the Protected Root Zone, the fencing shall be 4' away from the footings, and extend around the rest of the canopy of the tree from that point. The fencing shall be maintained and not removed until the completion of construction. The fencing shall completely surround the Protected Root Zone and not be "U" shaped or open at any point. Whenever possible, include as many trees that are to be saved into one fenced exclusionary Protected Root Zone. The fencing plan will be completed once the developer decides on driveway, utility, and structure placement.

4) As soon as the concrete is poured and the forms are stripped, backfill the footings and stem walls. The protected trees nearby that are to remain should be watered to the point of soil saturation.

5) Care must also be continued after the construction is over to select the right plants to live under and near the native oaks. Watered lawns and any frequent summer watering near California oaks will not mix well over a long period. This will cause the oaks to perish due to Armillaria mellea (oak root fungus). The demise of the native oaks due to Armillaria mellea may take 5 – 20 years. Oaks should live 200 - 300 years.

6) To help control root damage, utility-trenching paths are to be established away from the roots and branches of the oaks that are to remain.

7) Soil compaction shall be avoided by maintaining the exclusionary Protected Root Zone fencing, keeping material storage, people, portable outhouses, vehicles, and dogs out of this area.

8) Soil contamination shall be avoided by eliminating chemical dumping on the property that may infiltrate into the Protected Root Zone. No: washing, dumping, or contaminating the site including but not necessarily limited to the following: concrete from tools or trucks, paint materials, sheetrock mud or stucco materials, other chemicals, solvents, herbicides, etc. Limestone gravel should not be used as base material or for drain rock as it will change the pH to be more alkaline, and may harm the native oaks.

9) Do not nail, tie, screw, or fasten any signs, braces, etc. to the trees that are to remain.

10) The cut and fill material excavated from or added to the lot can kill an oak by removing too many roots, drying or wetting the soil or by suffocating the roots with too much soil. Care must be taken with the added soil as well as with the actual excavation. Roots need air as much as they need water to survive and for the whole

tree to live and to flourish. If fill material is needed, properly designed aeration/ventilation systems made to protect the trees and allow for the fill material can be installed.

11) When deciding on a pruning arborist, inquire about a chipper and require them to utilize the chipped branches of the trees to be removed or pruned. The chips are to be used under the oaks that are to remain, as mulch in the Protected Root Zone. Other mulch may be used of arborist type woodchips (4 – 6” deep), but not redwood or cedar bark.

12) When the recommended pruning is completed, it is only advisable if a qualified ISA Certified Arborist is on site. No cutting of live wood over 2” shall be made. All cutting, pruning, trimming, cabling, guying, bracing, and lightning protection systems shall conform to the most current standards of the American National Standards Institute (ANSI). The current ANSI Tree Care Standards are A300 (Parts 1-4) 2000 to 2002 (copies at: www.ansi.org). The BMPs are “Best Management Practices”, as companion publications to the ANSI Tree Care Standards, printed by the International Society of Arboriculture (copies at: www.isa-arbor.com). The BMP booklets explain the details of the ANSI Tree Care Standards and how to follow them correctly. Pruning of branches under 3” in diameter should be made with sharp hand tools: pruners, loppers, and/or handsaws, not chainsaws.

These important details will greatly increase the likelihood of survival for your protected trees.

Appendix 3 - Disclosure, Assumptions and Disclaimer

1) I, Nicole Harrison, ISA Certified Arborist WE-6500AM, with “Focal Point Arboriculture Consulting”, did personally inspect the site and investigate the tree(s) as mentioned in this and I performed all aspects of this report unless noted otherwise in the report.

2) I have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.

3) All opinions and recommendations expressed herein this report are solely mine. I have used my specialized education, knowledge, training and experience to examine the tree(s) and to make my opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. I cannot guarantee or warranty that a tree will be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.

4) My report with its opinions and recommendations are limited to the tree(s) inspected.

5) I attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of my professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.

6) I rely on the information disclosed to me and assume the information to be complete, true, and accurate.

7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.

8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.

9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client’s assignees.

10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.

11) I shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to my standard fee schedule, adjusted yearly, for such services as described.

Signed: