

June 4, 2020

Mark Forbes
1795 Solano Avenue
Berkeley, CA 94707

Addendum #2
Tree Inventory & Assessment at 1034 47th Street in Emeryville, California

Mark,

This amended arborist report is an update to Addendum #1 from August of 2018 regarding information from a city of Emeryville sanctioned Arborist Report by SBCA Tree Consulting, dated April 29, 2020.

Since then, an additional street tree has been removed, resulting in the previously assessed Chinese Pistache #48 to no longer be included in this report. This removal, in addition to the empty street tree well to the west, has been confirmed by the Emeryville Public Works department as the trees were dead.

Additionally noted in the SBCA report was the pruning of street tree #47, resulting in a no longer balanced canopy and thus a change to our assessment.

This Tree Inventory Report at 47th Street in Emeryville, California is based on the Topographic Map, dated April 4, 2017. Existing trees have been tagged, identified and listed below in the following report. Our work included the following:

1. Measurements were made via a diameter tape at 4½ feet above grade (where feasible).
2. Species identification of each tree.
3. Notation of structural deficiencies (decay, cavities, disease, dieback, etc.)
4. Condition of tree.
5. Retention Value.

Proposed improvement plans were not reviewed. Existing tree locations as they relate to proposed site improvements and potential tree impacts were not assessed.

SITE SUMMARY

The subject property is located between 47th Street and 53rd street, bordered by Temescal Creek Park to the northeast and 48th Street to the northwest. Fourteen existing single family residences are located throughout the site.

Per your direction, seven existing, centrally located, trees were originally assessed. Two street trees have been removed since our first report, and three site trees are to be removed as a result of necessary egress (see site plan).

Tree species included: silver maple (*Acer saccharinum*), Lombardy poplar (*Populus nigra 'Italica'*), Silver wattle (*Acacia dealbata*) and Pistache (*Pistachia chinensis*)

TREE INVENTORY & ASSESSMENT

The initial site visit was conducted on August 23, 2017.

Each tree was evaluated on a scale from 1-5 based on the following criteria:

- Structure (S) & Health (H) (1-5)
 - 1 = poorest rating
 - 5 = best rating
- Retention Value (RV) (1-5)
 - 1 = dead
 - 2 = Poor condition: extreme problems, or tree in severe decline (removal usually recommended based on poor health and potential hazard)
 - 3 = Fair condition: minor problems that can be usually remedied through basic arboriculture procedures, i.e. pruning, fertilization; (tree retention optional)
 - 4 = Good condition: no apparent problems (tree preservation recommended)
 - 5 = Tree exhibits balanced structure, vigor and exceptional health (tree preservation strongly encouraged)

While trees that receive a rating from 3-5 are deemed as worthy to preserve, it does not preclude them from being removed. The parameters of the site conditions, construction layout, cost of development, and other unforeseen factors must all be considered in the preservation of any particular tree.

Diameters (DIA) were measured at 54" above grade with a measuring tape unless otherwise noted.

Tree Inventory and Observations for 1034 47th Street

Key

DIA	Diameter (in inches) of trunk measured 54" above grade
S	Structure
H	Health
RV	Retention Value

Tree #	SPECIES	DIA	H	S	RV	OBSERVATIONS/RECOMMENDATIONS	TO-DO
42	Silver maple	20, 21.5, 36, 44	3	2	2.5	Located in the rear yard of the existing single family residence along 1034 47 th Street (south of 1035 47 th Street). Chain embedded in 21.5" leader. Included bark ¹ noted at branch union between 36" & 44" leaders. <i>Poor to Moderate</i> tolerance to site disturbances ² . <i>Tree to be removed as per site plan.</i>	X
43	Lombardy poplar	52	3	3	2.5	Located in the rear yard of the existing single family residence along 1034 47 th Street (south of 1035 47 th Street). Codominant branch union 6 feet above grade. While trees are in fair health, a poor retention value is given due to the following: <ul style="list-style-type: none"> Species does not perform well in mild-winter climates and near coastal areas Aggressive root systems crowd out other vegetation Roots damage infrastructure (some cities have banned them from being planted within 20 feet of roadways and sidewalks Profuse suckering <i>Tree to be removed as per site plan.</i>	X
44	Lombardy poplar	36	3	3	2.5	Located in the rear yard of the existing single family residence along 1034 47 th Street (south of 1035 47 th Street). While trees are in fair health, a poor retention value is given due to the following: <ul style="list-style-type: none"> Species does not perform well in mild-winter climates and near coastal areas Aggressive root systems crowd out other vegetation Roots damage infrastructure (some cities have banned them from being planted within 20 feet of roadways and sidewalks Profuse suckering <i>Tree to be removed as per site plan.</i>	X
45	Silver wattle	9	3	2.5	2.5	Located in the rear yard of 1039 47 th Street. Poor branch union at 5 feet above grade with multiple attachments and Included bark ¹ .	KEEP

Tree #	SPECIES	DIA	H	S	RV	OBSERVATIONS/RECOMMENDATIONS	TO-DO
46	Silver wattle	10.5, 8.5	3	2.5	2.5	Located in the rear yard of 1039 47 th Street. Codominant branch union at grade. 10.5" leader grows northwest at 45 degree angle to grade. 8.5" leader lean to west. Lopsided canopy.	KEEP
47	Pistache	8	3. 5	2.5	3	Located between the curb side walk along 47 th Street. Minor deadwood. Canopy extends into adjacent utility pole. Slightly vandalized/carving at lower trunk. Consider structural pruning. Balanced canopy.	KEEP
48	Pistache	8.5	3	3	4	Located between the curb side walk along 47th Street. Sucker growth at base and along lower central leader. Scaffold and secondary branches extend over street approximately 7 feet above grade. Consider clearance pruning to minimize conflicts with vehicular traffic; and corrective pruning (broken branches, and branches that are intertwined).	N/A

¹ Included bark: bark that becomes embedded in crotch between branch and trunk or between codominant stems or leaders, which causes a weak structure. Such conditions may increase the likelihood of failure.

² Clark, J., and N. Matheny. 1997. *Trees and Development*.

Assumptions and Limitations

The survey by Triad Holmes is assumed to be accurate.

InsideOut Design has no interest, either personal or monetary, on the outcome of the proposed development. All observations and recommendations made within this review are objective and to the best of author's ability. The findings in this report are dependent on the condition of the trees evaluated at the time of the site inspections. This assessment was limited to the visual examination of the trees listed within the report with no dissection, excavation, probing or coring. There is no guarantee, warranty, expressed or implied, that problems, deficiencies or failure may occur in the future. To live near trees, one must accept some degree of risk.

Please contact us with any questions you may have or if additional information is warranted.

Sincerely,
INSIDEOUT DESIGN, INC



Pennell Phillips
Certified Arborist, WE-6608A

See arborist report & tree table for additional information.

- TREE TO REMAIN ○ #43
- TREE TO BE REMOVED × #44

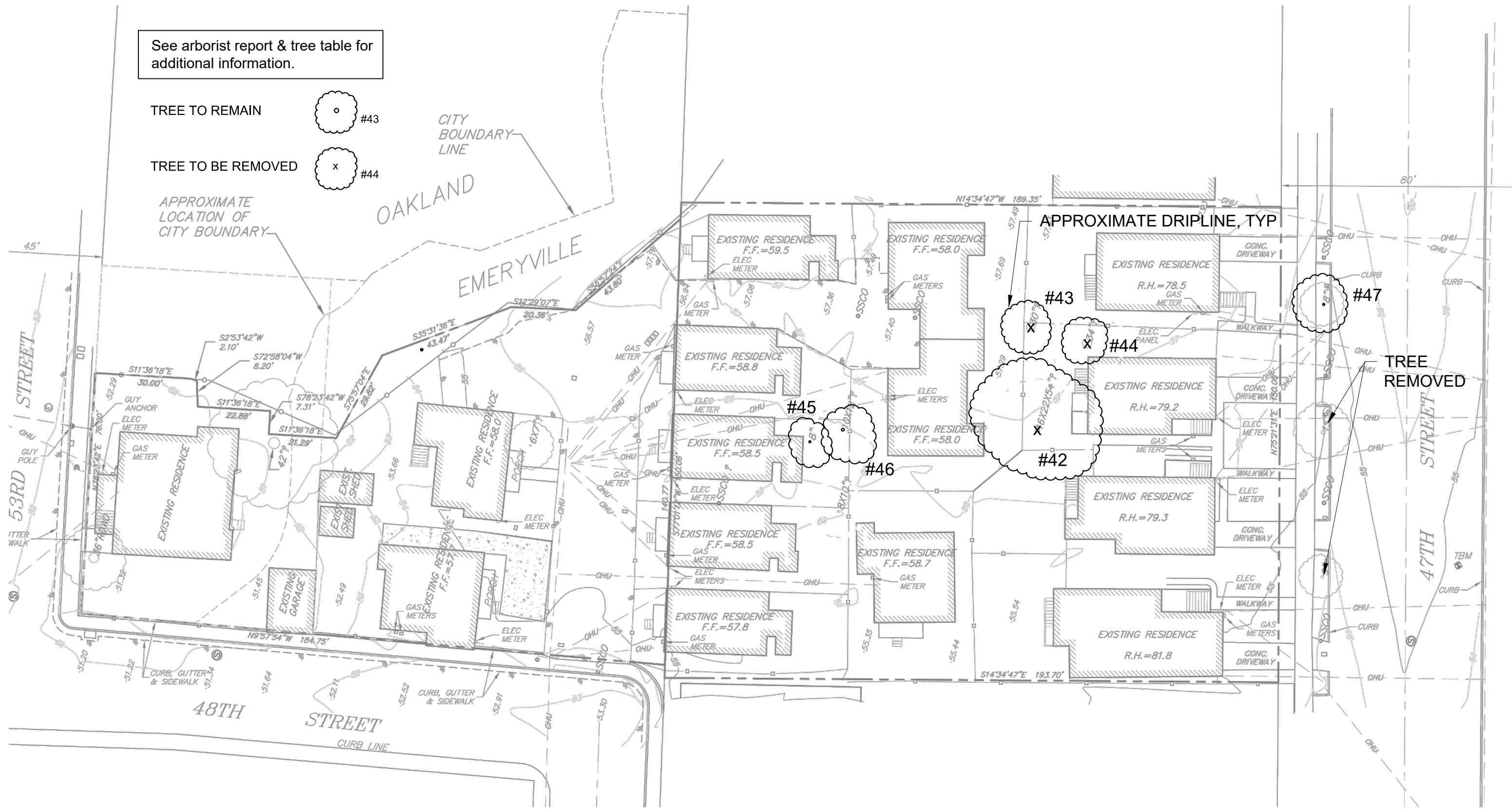
APPROXIMATE LOCATION OF CITY BOUNDARY

OAKLAND
EMERYVILLE

CITY BOUNDARY LINE

APPROXIMATE DRIPLINE, TYP

TREE REMOVED



August 10, 2018

Mark Forbes
1795 Solano Avenue
Berkeley, CA 94707

Addendum #1

Tree Inventory & Assessment at 1034 47th Street in Emeryville, California

Mark,

This amended arborist report adds the two street trees (#47 & #48) that are located within the ROW along 47th Street at the project site (one tree as shown on the Site Plan has since been removed). Additionally the species of trees #45 and #46 have been corrected to *Acacia dealbata* (previously listed as *Albizia julibrissin*).

This Tree Inventory Report at 47th Street in Emeryville, California is based on the Topographic Map, dated April 4, 2017. Existing trees have been tagged, identified and listed below in the following report. Our work included the following:

1. Measurements were made via a diameter tape at 4½ feet above grade (where feasible).
2. Species identification of each tree.
3. Notation of structural deficiencies (decay, cavities, disease, dieback, etc.)
4. Condition of tree.
5. Retention Value.

Proposed improvement plans were not reviewed. Existing tree locations as they relate to proposed site improvements and potential tree impacts were not assessed.

SITE SUMMARY

The subject property is located between 47th Street and 53rd street, bordered by Temescal Creek Park to the northeast and 48th Street to the northwest. Fourteen existing single family residences are located throughout the site.

Per your direction, five existing, centrally located, trees were assessed.

Tree species included: silver maple (*Acer saccharinum*), Lombardy poplar (*Populus nigra 'Italica'*), Silver wattle (*Acacia dealbata*) and Pistache (*Pistachia chinensis*)

TREE INVENTORY & ASSESSMENT

The site visit was conducted on August 23, 2017.

Each tree was evaluated on a scale from 1-5 based on the following criteria:

- Structure (S) & Health (H) (1-5)
 - 1 = poorest rating
 - 5 = best rating
- Retention Value (RV) (1-5)
 - 1 = dead
 - 2 = Poor condition: extreme problems, or tree in severe decline (removal usually recommended based on poor health and potential hazard)
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 - 4 = Good condition: no apparent problems (tree preservation recommended)
 - 5 = Tree exhibits balanced structure, vigor and exceptional health (tree preservation strongly encouraged)

While trees that receive a rating from 3-5 are deemed as worthy to preserve, it does not preclude them from being removed. The parameters of the site conditions, construction layout, cost of development, and other unforeseen factors must all be considered in the preservation of any particular tree.

Diameters (DIA) were measured at 54" above grade with a measuring tape unless otherwise noted.

Tree Inventory and Observations for 1034 47th Street

Key

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RV	Retention Value

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43	Lombardy poplar	52	3	3	2.5	Located in the rear yard of the existing single family residence along 1034 47 th Street (south of 1035 47 th Street). Codominant branch union 6 feet above grade. While trees are in fair health, a poor retention value is given due to the following: <ul style="list-style-type: none"> Species does not perform well in mild-winter climates and near coastal areas Aggressive root systems crowd out other vegetation Roots damage infrastructure (some cities have banned them from being planted within 20 feet of roadways and sidewalks Profuse suckering
44	Lombardy poplar	36	3	3	2.5	Located in the rear yard of the existing single family residence along 1034 47 th Street (south of 1035 47 th Street). While trees are in fair health, a poor retention value is given due to the following: <ul style="list-style-type: none"> Species does not perform well in mild-winter climates and near coastal areas Aggressive root systems crowd out other vegetation Roots damage infrastructure (some cities have banned them from being planted within 20 feet of roadways and sidewalks Profuse suckering
45	Silver wattle	9	3	2.5	2.5	Located in the rear yard of 1039 47 th Street. Poor branch union at 5 feet above grade with multiple attachments and Included bark ¹ .
46	Silver wattle	10.5, 8.5	3	2.5	2.5	Located in the rear yard of 1039 47 th Street. Codominant branch union at grade. 10.5" leader grows northwest at 45 degree angle to grade. 8.5" leader lean to west. Lopsided canopy.
47	Pistache	8	3.5	3	4	Located between the curb side walk along 47 th Street. Balanced canopy. Minor deadwood. Canopy extends into adjacent utility pole. Slightly vandalized/carving at lower trunk.

Tree #	SPECIES	DIA	H	S	RV	OBSERVATIONS/RECOMMENDATIONS
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Assumptions and Limitations

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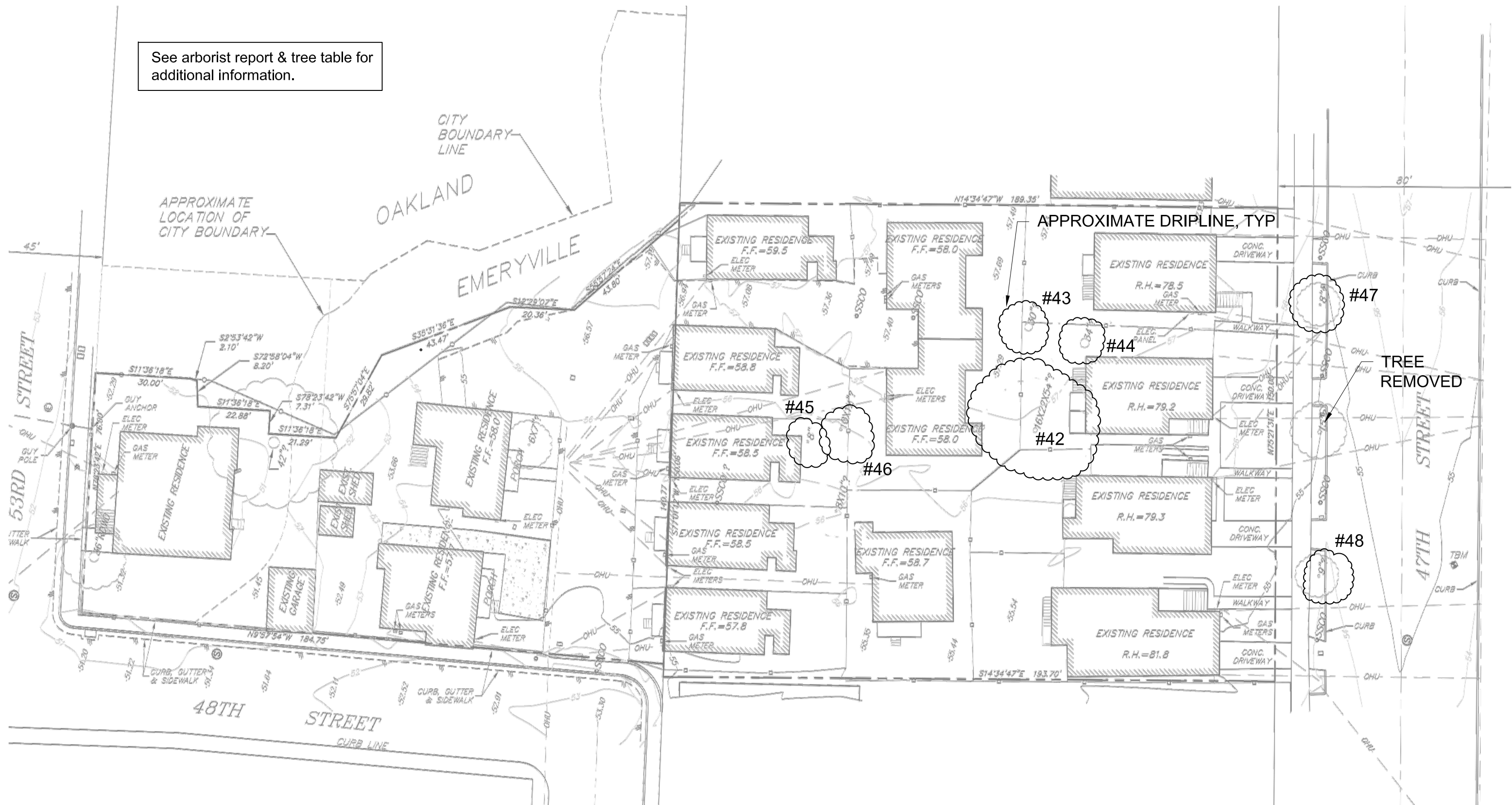
Please contact us with any questions you may have or if additional information is warranted.

Sincerely,
INSIDEOUT DESIGN, INC



Pennell Phillips
Certified Arborist, WE-6608A

See arborist report & tree table for additional information.



Addendum #1
10 August 2018

INSIDEOUT

TREE INVENTORY PLAN

1034 47th Street Emeryville, Ca

$$1'' = 30' - 0''$$


TP1

August 29, 2017

Mark Forbes
1795 Solano Avenue
Berkeley, CA 94707

Tree Inventory & Assessment at 1034 47th Street in Emeryville, California

Mark,

Per your request, we are furnishing this Preliminary Tree Inventory Report at 47th Street in Emeryville, California. Per the Topographic Map, dated April 4, 2017, five trees were identified to be assessed. These trees have tagged and identified and listed below in the following report. Our work included the following:

1. Measurements were made via a diameter tape at 4½ feet above grade (where feasible).
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Per your direction, five existing, centrally located, trees were assessed.

Tree species included: silver maple (*Acer saccharinum*), Lombardy poplar (*Populus nigra 'Italica'*) and Mimosa (*Albizia julibrissin*)

TREE INVENTORY & ASSESSMENT

The site visit was conducted on August 23, 2017.

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45	Mimosa	9	3	2.5	2.5	Located in the rear yard of 1039 47 th Street. Poor branch union at 5 feet above grade with multiple attachments and Included bark ¹ .
46	Mimosa	10.5, 8.5	3	2.5	2.5	Located in the rear yard of 1039 47 th Street. Codominant branch union at grade. 10.5" leader grows northwest at 45 degree angle to grade. 8.5" leader lean to west. Lopsided canopy.

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Included Bark at Tree #42



Tree #42



Embedded Chain at Tree #42



Tree #44



Tree #46



Tree #45



Tree #45

Assumptions and Limitations

The survey by Triad Holmes is assumed to be accurate.

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Sincerely,
INSIDEOUT DESIGN, INC



Pennell Phillips
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See arborist report & tree table for additional information.

