

Murray Ranch Arborist Report

Hall Lane
Stockton, CA

Prepared for
Tim Lewis Land Group
3500 Douglas Parkway, Suite 270
Roseville, CA 95661

June 26, 2024



by
Ps1 Landscape Architecture
816 Hampshire Court
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Murray Ranch

Hall Lane

Stockton, CA

1. Project Description

The Project under consideration is the development of an open agricultural property into a planned residential development. The purpose of this Tree Inventory is to identify and map the locations of Heritage Trees as defined in the City of Stockton's Municipal Code Chapters 16.72.245 and 16.130.030. The Municipal code requires that all Heritage Trees are to be inventoried indicating on a plan the diameter, drip line, species and general health of each tree. The project Civil Engineer has provided a plan indicating trees greater than 6" in diameter and those slated for removal.

The current site has existing trees of generally good to fair health. No existing buildings or structures currently on the site are to be retained. The proposed residential development will provide for installation of street trees.

2. Disclosure Statement

Certified Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the health and aesthetic qualities of trees. Arborists also attempt to address and reduce the potential and real risks inherent to trees. Clients may choose to accept or disregard the recommendations of the Arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that may fail in many ways. Conditions are often hidden within trees and below ground. Weather conditions can turn severe and put stress on trees in a short span of time. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborists services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues, Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the Arborist. An Arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be fully controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Tree conditions change over time and, as they do, the evaluations, comments and recommendations in this report become less relevant.

3. Limits of the Report and Description of Process

The site was visited in June of 2024. Only the trees within the limit of construction were considered for this report. Offsite trees are not included. The information gathered for this report is summarized on the Tree Inventory chart shown on the plans. Tree Inventory Plan T 1-T4 is attached to this report as a supplement.

Each existing tree on site was observed from the ground with no root crown excavations or aerial climbing performed. Observations and measurements were limited to what can be seen from the ground.

4. Existing Site Conditions

The site is an existing undeveloped agricultural parcel surrounded by an urban and commercial environment and is generally flat with little overall slope. The site is in a temperate climate and was inventoried during late spring that has been characterized as an above average year of rainfall. An aerial view of the site is included in this report for reference.

5. General Evaluations of Existing Trees

Many trees are characterized as being Heritage Trees and are indicated on the Tree Inventory Plan. All Heritage Trees are *Quercus lobata*, or Valley Oak, and vary in size and health.

Generally the site trees that are still in place vary from good to fair or poor condition. Virtually no tree is deemed to be of benefit to the redevelopment due to incompatible placement and impact of site development. All remaining trees would require professional care and appropriate pruning to be of value to the development. Grading and utility work would require careful planning and installation of protective measure to not harm the existing trees. A single specimen Oak (*Quercus lobata*) standing alone, although >48" in diameter, is in extremely poor health and structure. If preserved in place it would present itself as an imminent threat to people and property and should therefore be removed.

The City of Stockton does not have a comprehensive tree protection ordinance in place. Therefore any tree protection will be at the discretion of the developer/builder.

If any trees are selected for preservation, it is recommended to follow these specifications with regards to the erection of appropriate tree protection fencing and performing the required inspections.

7. Recommended Project Specifications

- a. All trees located within the project area under or near where equipment will operate shall be either tied back (preferable) or pruned to provide a minimum amount of clearance to avoid limb breakage from construction activity.
- b. An ISA Certified Arborist or Tree Worker shall perform any pruning under the direction of the Consulting Arborist.
- c. All pruning shall be in accordance with the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- d. Interior branches, unless dead, shall not be removed during pruning.
- e. Pruning cuts larger than four inches (4") in diameter shall be avoided if possible. Consult project arborist before making larger cuts.
- f. No more than 20% of the live foliage (or buds) shall be removed if possible. Consult project arborist before removing foliage greater than 20%.
- g. If aerial climbing is performed, while in the tree, the Arborist shall perform an inspection to identify defects that require treatment. Any additional work needed shall be reported to the Project Arborist.
- h. Brush shall be chipped and removed from the site to an approved disposal facility. The contractor shall be responsible for costs of removal and disposal.
- i. Additional tree pruning required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker or by construction personnel who have been trained by and under the supervision of the Consulting Arborist.
- j. If injury to any tree should occur during construction, the Contractor shall notify the Project Arborist immediately so that appropriate treatments can be applied as soon as possible.

- k. Any root damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw. Contractor is required to conduct remedies as specified by the Project Arborist.
- l. Spoil from trenches, basement, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
- m. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
- n. Tree Protection during construction:
 - a. **Size and type of fence**
 - i. All trees to be preserved shall be protected with five or six foot high chain link or orange plastic construction fences. Fences are to be mounted on two inch diameter galvanized iron posts driven into the ground to a depth of at least 24" at no more than 10'oc spacing.
 - b. **Area to be fenced**
 - i. **Type I Tree Protection:** The fences shall enclose the entire area under the canopy dripline of the tree(s) to be preserved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project. Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grad level concrete base.
 - ii. **Type II Tree Protection:** Trees situated within a narrow planting strip, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
 - iii. **Type III Tree Protection:** Trees situated in a small tree well or sidewalk planter pit, shall be wrapped with 2" of orange plastic fencing as padding from the ground to the first branch with 2" thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the Project Arborist.

8. Glossary

The follow glossary of terms refers to information that may be contained within this report as well as subsequent project arborist reports that may occur:

Bow – the gradual curve of a branch or stem.

Callus – the growth resulting from and found at the margin of wounds.

Canker – a localized area of dead tissue on a stem or branch, caused by fungal or bacterial organisms.

Central Leader – the main stem of the tree.

Chlorotic – yellowing of foliage due to iron deficiency.

Codominant – equal in size and relative importance.

Crown – parts of the tree above the trunk.

Crown Clean – the removal of dead, dying, diseased, broken, and weakly attached branches and waterspouts from a tree's crown.

Decay – process of degradation of woody tissues by fungi and bacteria.

Dieback – death of shoots and branches, generally from tip to base.

Dropcrotch – the process of shortening trunks or limbs by pruning back to dominant lateral limbs.

End Weight – the concentration of foliage at the distal end of branches.

Epicormic – shoots which result from adventitious or latent buds; often indicates poor vigor.

Included bark – a pattern of development at branch junctions where bark is turned inward rather than outward.

Primary limb – limb attached directly to the trunk.

Heritage Tree - Any *Quercus lobata* (commonly known as “Valley Oak”), *Quercus agrifolia* (Coast Live Oak), and *Quercus wislizenii* (Interior Live Oak) tree which is located on public or private property within the limits of the City of Stockton, and which has a trunk diameter of 16 inches or more, measured at 24 inches above actual grade. For Oak trees of the species mentioned above, with multiple trunks, the combined total trunk diameter shall be used for all trunks measuring six (6) inches or greater measured at 24 inches above actual grade.

Reduction cut – shortening the length of a branch or stem by cutting it back to a lateral branch of at least one-third the diameter of the cut stem.

Root crown – area at the base of a tree where the roots and trunk merge.

Secondary limb – limb attached directly to a primary limb.

Sound wood – undecayed wood.

Suppressed – trees which have been overtopped and whose crown development is restricted from above.

Target – people or property potentially affected by tree failure

Topped – pruned to reduce height by cutting large branches back to stubs.

Train – to prune a young tree to establish a strong structure.

Vigor – overall health.

Waterspouts – vigorous, upright, epicormic shoots that grow from latent buds in older wood.

9. Assumptions and Limiting Condition:

- A. Any legal description provided to the Arborist is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- B. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
- C. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Arborist can neither guarantee nor be responsible for the accuracy of information provided by others.
- D. The Arborist shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- E. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purposes by any other means. The person to whom it is addressed, without the prior expressed written or verbal consent of the Arborist.
- F. Unless required by law otherwise, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, new, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser- particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.
- G. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant’s/appraiser’s fee is in no way contingent upon the

- reporting of a specified value, a stipulated result, the occurrence of a subsequent event nor upon any finding to be reported.
- H. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultant on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by the Arborist as to the sufficiency or accuracy of said information.
 - I. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plant or property in question may not arise in the future.
 - J. Loss or alteration of any part of this report invalidates the entire report.

Definitions indicated in the Tree Inventory

- Species – Botanical and Common names
- Trunk Diameter – DBH standard ‘Diameter at Breast Height’ measured in inches
- Drip Line Diameter – the measured maximum diameter distance from the outermost branches, measured in feet.
- Health Rating – Dead, Poor, Fair, Good, Excellent. Ratings of dead to excellent regarding tree health. A rating of fair/good or greater indicates no significant health concerns. Poor indicates an elevated degree of concern. Dead indicates no form of life or so minimal that recovery is not likely or expected. Structural conditions were factored into the health rating of trees.

10. Site Observations and Evaluation of Trees

Each tree on site was inventoried and methodically recorded during the site visits in June 2024. The Tree Inventory list may be found on the Tree Inventory Plan as a supplement to this report.

PROJECT PHOTO'S

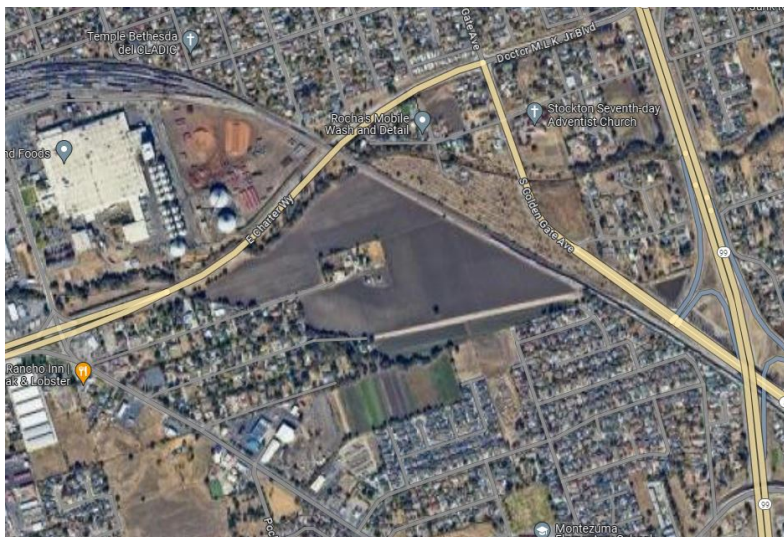


Photo 1: Aerial view of the project site and immediate environs.



Photo 2: Tree tags. Diamond shaped tags were found on several trees from a previous tree survey. This survey used round tags.



Photo 3: Tree #28 is severely injured and diseased and is not a candidate for preservation or remedial work.

11. Certification of Report

I, Daniel F. Machado, ISA certify,

1. That I have personally visited the site and inspected the trees referred to in this report, and have stated my findings accurately.
2. That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
3. That the analysis, opinion and conclusions stated herein are my own, and are based on current scientific procedures and facts.
4. That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
5. That my analysis, opinion, and conclusion were developed and this report has been prepared according to commonly accepted Arboricultural practices
6. That no one provided significant professional assistance to the consultant, unless as indicated within the report.

I further certify that I am an International Society of Arboriculture Certified Arborist.



Daniel F. Machado
ISA Certified Arborist # WE-3078A

Supplements to this report include:

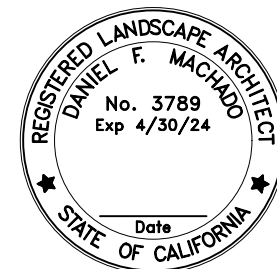
Tree Inventory Plan, T1-T4 by Ps1 Landscape Architecture

Rev	Date	Description



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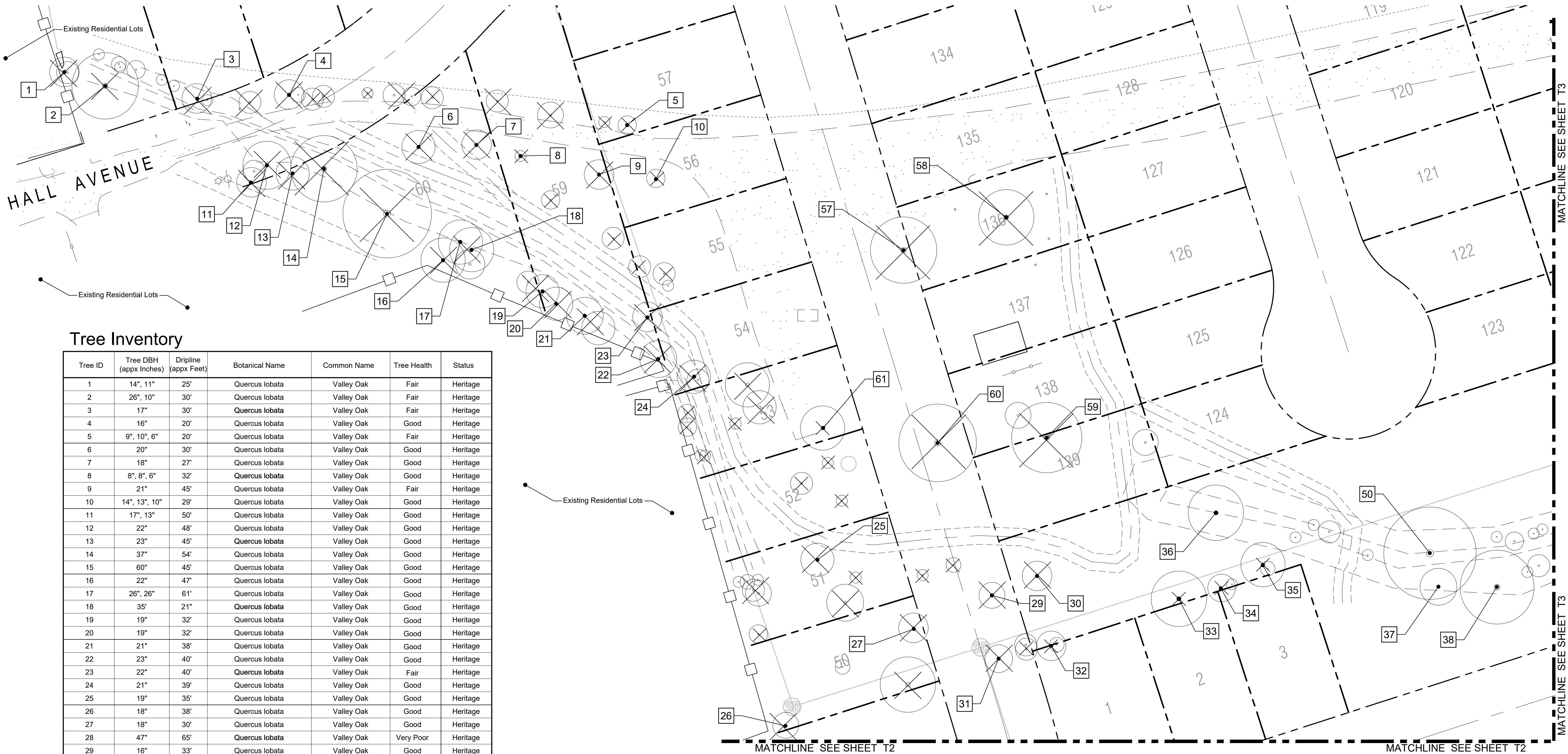
LANDSCAPE PLANS
MURRAY RANCH
TREE SURVEY
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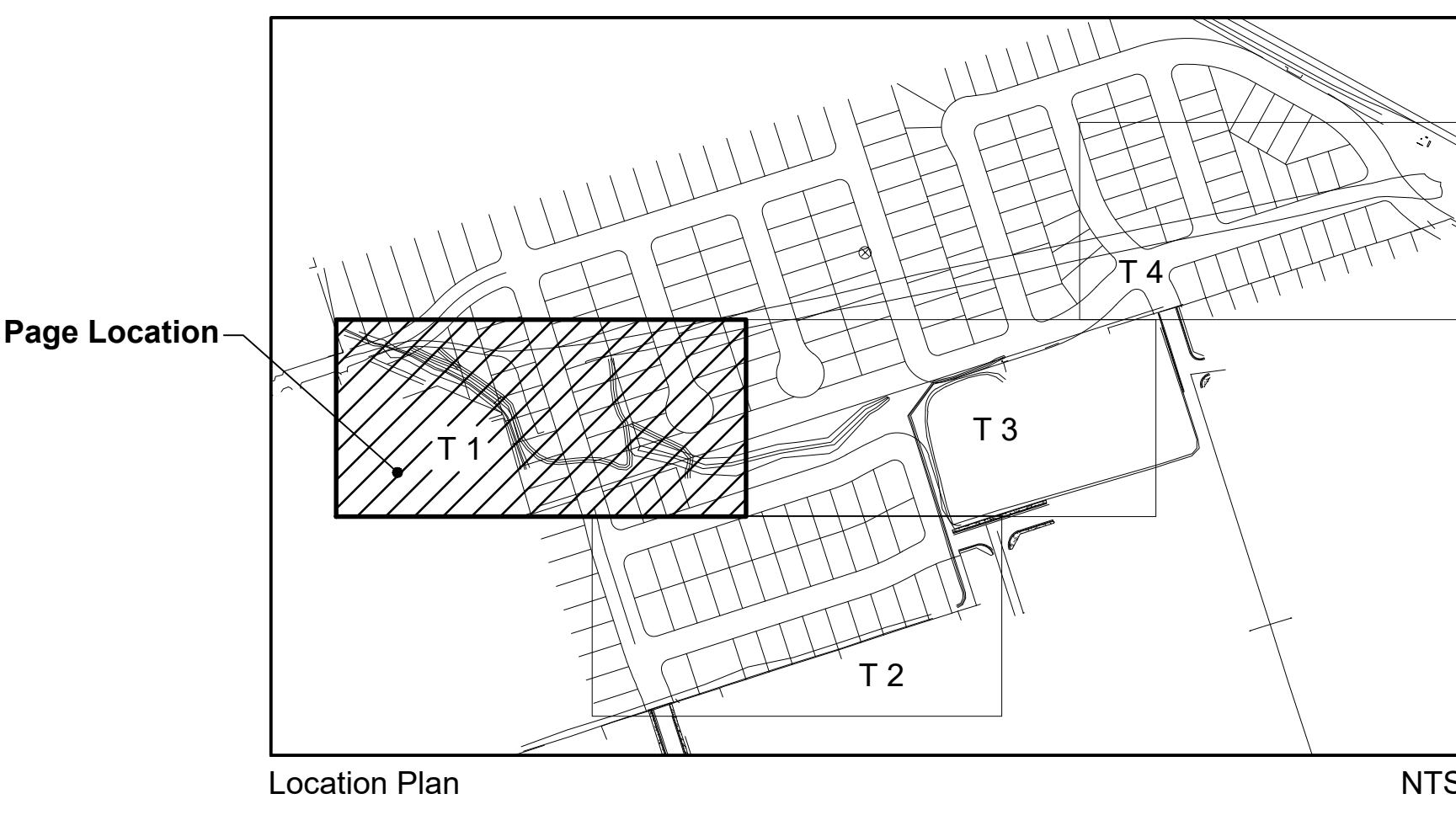
TREE INVENTORY

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Drawn:	DFM
Checked:	
Scale:	1"=30'
Date:	June 28, 2024
Job:	377-24



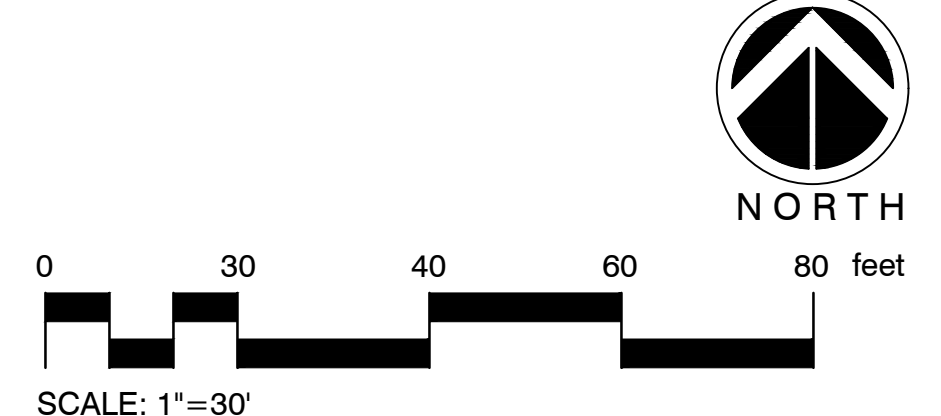
Tree Inventory

Tree ID	Tree DBH (appx Inches)	Dripline (appx Feet)	Botanical Name	Common Name	Tree Health	Status
1	14", 11"	25'	Quercus lobata	Valley Oak	Fair	Heritage
2	26", 10"	30'	Quercus lobata	Valley Oak	Fair	Heritage
3	17"	30'	Quercus lobata	Valley Oak	Fair	Heritage
4	16"	20'	Quercus lobata	Valley Oak	Good	Heritage
5	9", 10", 6"	20'	Quercus lobata	Valley Oak	Fair	Heritage
6	20"	30'	Quercus lobata	Valley Oak	Good	Heritage
7	18"	27'	Quercus lobata	Valley Oak	Good	Heritage
8	8", 8", 6"	32'	Quercus lobata	Valley Oak	Good	Heritage
9	21"	45'	Quercus lobata	Valley Oak	Fair	Heritage
10	14", 13", 10"	29'	Quercus lobata	Valley Oak	Good	Heritage
11	17", 13"	50'	Quercus lobata	Valley Oak	Good	Heritage
12	22"	48'	Quercus lobata	Valley Oak	Good	Heritage
13	23"	45'	Quercus lobata	Valley Oak	Good	Heritage
14	37"	54'	Quercus lobata	Valley Oak	Good	Heritage
15	60"	45'	Quercus lobata	Valley Oak	Good	Heritage
16	22"	47'	Quercus lobata	Valley Oak	Good	Heritage
17	26", 26"	61'	Quercus lobata	Valley Oak	Good	Heritage
18	35"	21"	Quercus lobata	Valley Oak	Good	Heritage
19	19"	32'	Quercus lobata	Valley Oak	Good	Heritage
20	19"	32'	Quercus lobata	Valley Oak	Good	Heritage
21	21"	38'	Quercus lobata	Valley Oak	Good	Heritage
22	23"	40'	Quercus lobata	Valley Oak	Good	Heritage
23	22"	40'	Quercus lobata	Valley Oak	Fair	Heritage
24	21"	39'	Quercus lobata	Valley Oak	Good	Heritage
25	19"	35'	Quercus lobata	Valley Oak	Good	Heritage
26	18"	38'	Quercus lobata	Valley Oak	Good	Heritage
27	18"	30'	Quercus lobata	Valley Oak	Good	Heritage
28	47"	65'	Quercus lobata	Valley Oak	Very Poor	Heritage
29	16"	33'	Quercus lobata	Valley Oak	Good	Heritage
30	21"	33'	Quercus lobata	Valley Oak	Good	Heritage
31	17"	27'	Quercus lobata	Valley Oak	Good	Heritage
32	21"	22'	Quercus lobata	Valley Oak	Good	Heritage
33	36"	51'	Quercus lobata	Valley Oak	Fair	Heritage
34	21"	35'	Quercus lobata	Valley Oak	Fair	Heritage
35	25", 12"	42'	Quercus lobata	Valley Oak	Fair	Heritage
36	37"	49'	Quercus lobata	Valley Oak	Fair	Heritage
37	14", 16", 27", 14"	34'	Quercus lobata	Valley Oak	Poor	Heritage
38	20"+/-	50'	Quercus lobata	Valley Oak	Poor	Heritage
39	17"	25'	Quercus lobata	Valley Oak	Good	Heritage
40	6", 7", 7", 12", 4", 4"	25'	Quercus lobata	Valley Oak	Good	Heritage
41	14", 11", 4"	24'	Quercus lobata	Valley Oak	Fair	Heritage
42	21"	39'	Quercus lobata	Valley Oak	Poor	Heritage
43	11, 8"	27'	Quercus lobata	Valley Oak	Good	Heritage
44	30"	47'	Quercus lobata	Valley Oak	Fair	Heritage
45	18", 20"	42'	Quercus lobata	Valley Oak	Poor	Heritage
46	47"	65'	Quercus lobata	Valley Oak	Fair	Heritage
47	19", 19", 17"	50'	Quercus lobata	Valley Oak	Good	Heritage
48	20", 16"	33'	Quercus lobata	Valley Oak	Fair	Heritage
49	14", 8"	27'	Quercus lobata	Valley Oak	Fair	Heritage
50	72"	52'	Quercus lobata	Valley Oak	Good	Heritage
51	27", 47", 16"	51'	Quercus lobata	Valley Oak	Poor	Heritage
52	21"	49'	Quercus lobata	Valley Oak	Good	Heritage
53	20"	29'	Quercus lobata	Valley Oak	Fair	Heritage
54	17"	39'	Quercus lobata	Valley Oak	Good	Heritage
55	18"	23'	Quercus lobata	Valley Oak	Poor	Heritage
56	24", 29", 29"	53'	Quercus lobata	Valley Oak	Good	Heritage
57	48"	60'	Quercus lobata	Valley Oak	Good	Heritage
58	33"	60'	Quercus lobata	Valley Oak	Fair	Heritage
59	39"	47'	Quercus lobata	Valley Oak	Good	Heritage
60	24"	43'	Quercus lobata	Valley Oak	Good	Heritage
61	20"	30'	Quercus lobata	Valley Oak	Poor	Heritage



Site Legend

- Existing Tree indicated for Removal on Civil Plans.
- Existing Tree Plotted by Civil Engineer
- Existing Tree Noted in Tree Inventory as a Heritage Tree

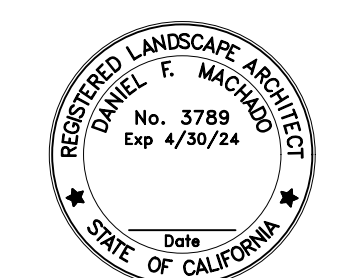


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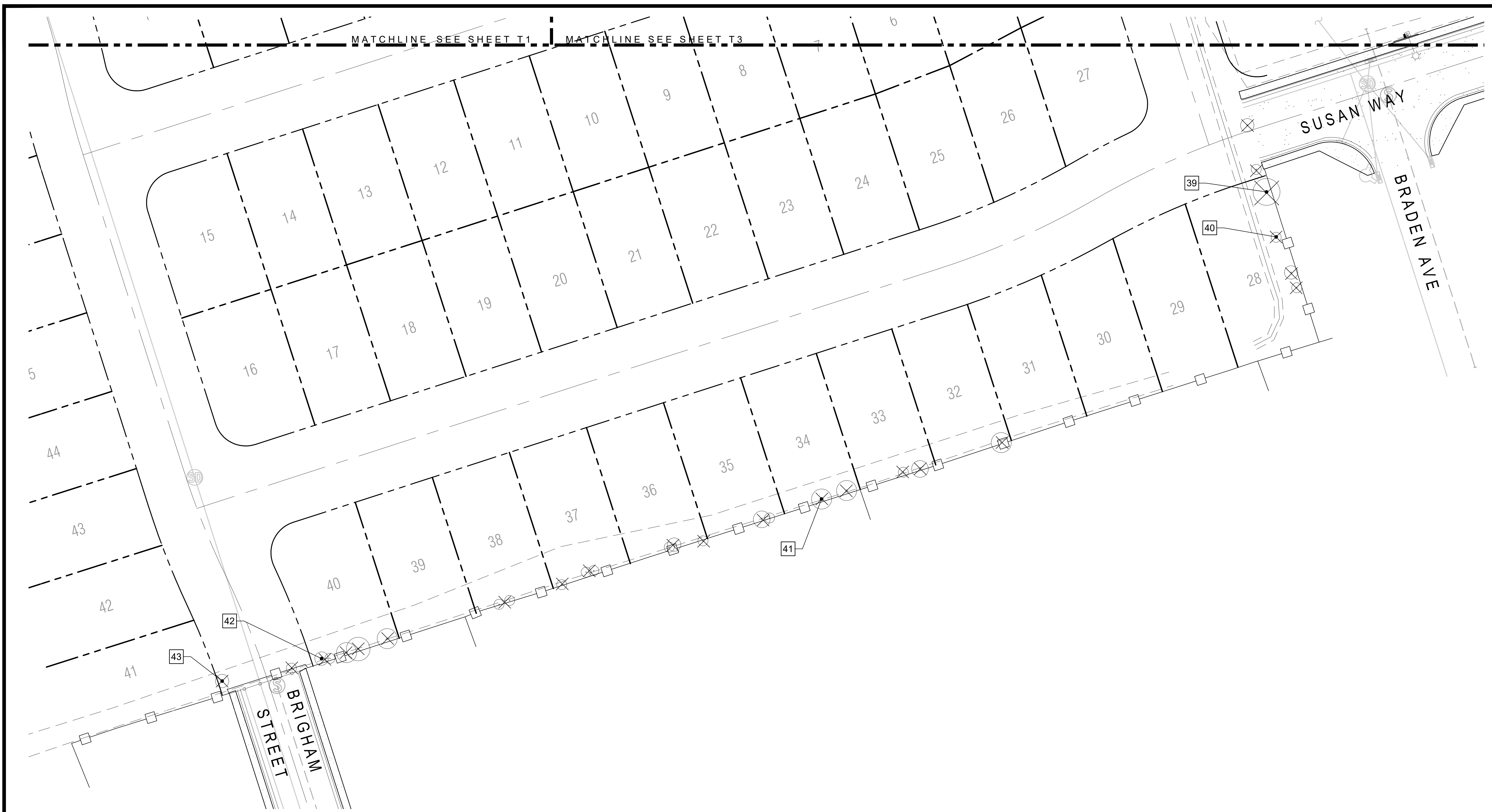
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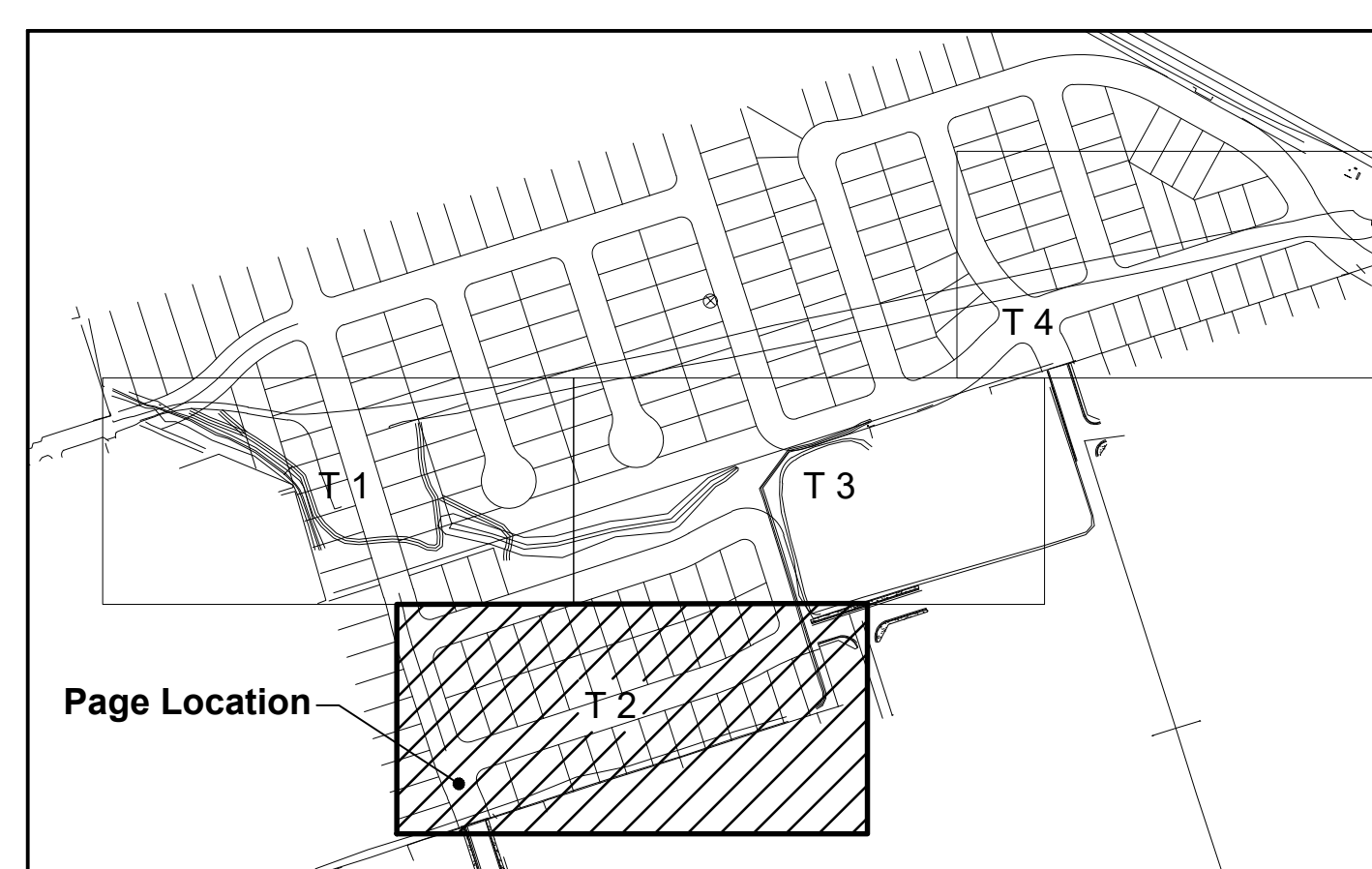
TREE INVENTORY

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Tree Inventory

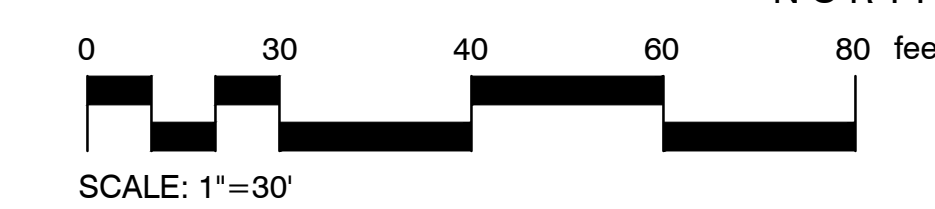
Tree ID	Tree DBH (appx Inches)	Dripline (appx Feet)	Botanical Name	Common Name	Tree Health	Status
39	17"	25'	Quercus lobata	Valley Oak	Good	Heritage
40	6", 7", 7", 12", 4", 4"	25'	Quercus lobata	Valley Oak	Good	Heritage
41	14", 11", 4"	24'	Quercus lobata	Valley Oak	Fair	Heritage
42	21"	39'	Quercus lobata	Valley Oak	Poor	Heritage
43	11, 8"	27'	Quercus lobata	Valley Oak	Good	Heritage
44	30"	47'	Quercus lobata	Valley Oak	Fair	Heritage



Location Plan NTS

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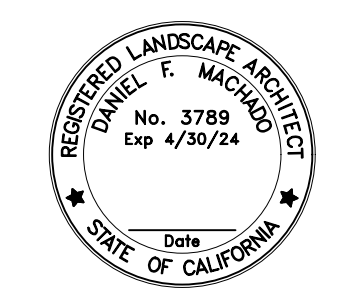
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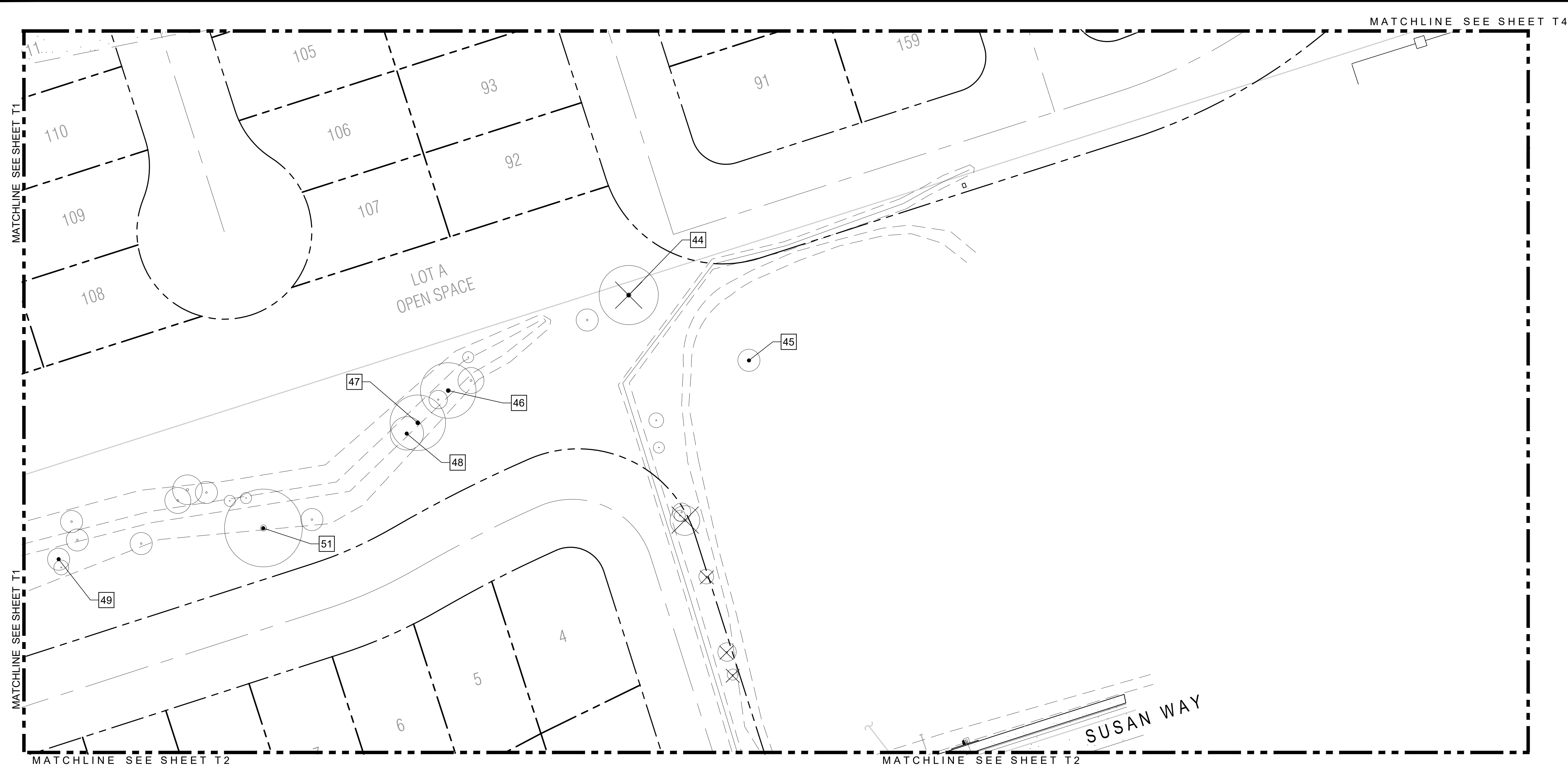
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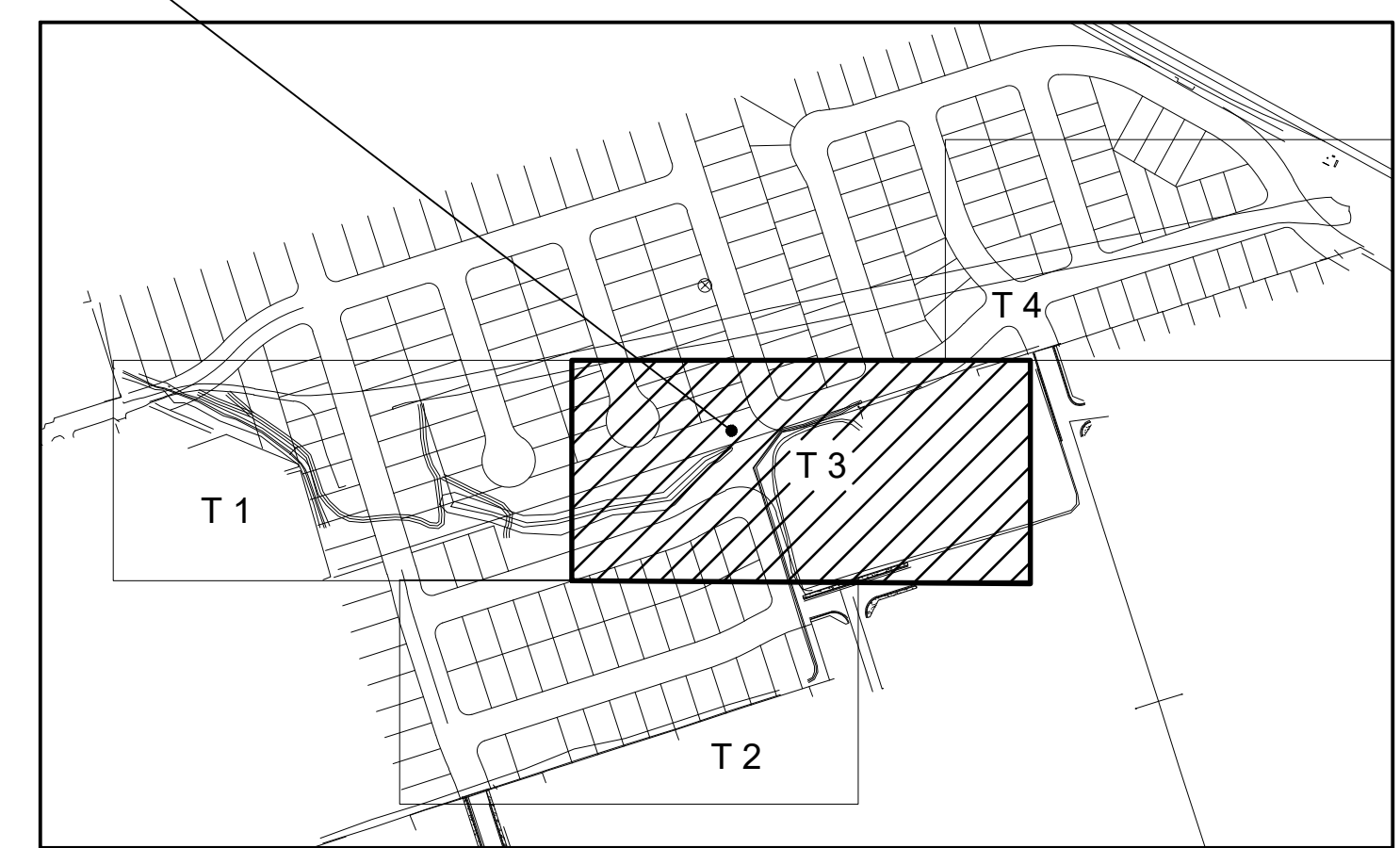
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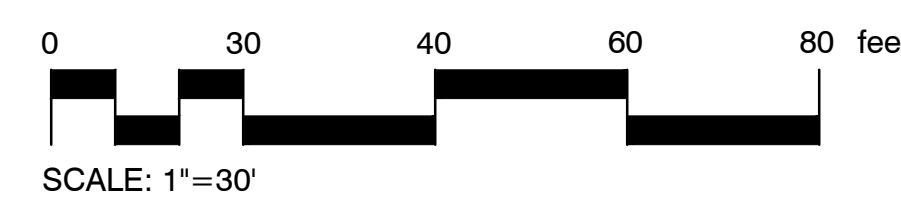
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45	18", 20"	42'	Quercus lobata	Valley Oak	Poor	Heritage
46	47"	65'	Quercus lobata	Valley Oak	Fair	Heritage
47	19", 19", 17"	50'	Quercus lobata	Valley Oak	Good	Heritage
48	20", 16"	33'	Quercus lobata	Valley Oak	Fair	Heritage
49	14", 8"	27'	Quercus lobata	Valley Oak	Fair	Heritage
50	72"	52'	Quercus lobata	Valley Oak	Good	Heritage
51	27", 47", 16"	51'	Quercus lobata	Valley Oak	Poor	Heritage

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Location Plan

NTS

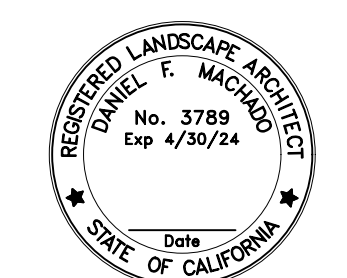
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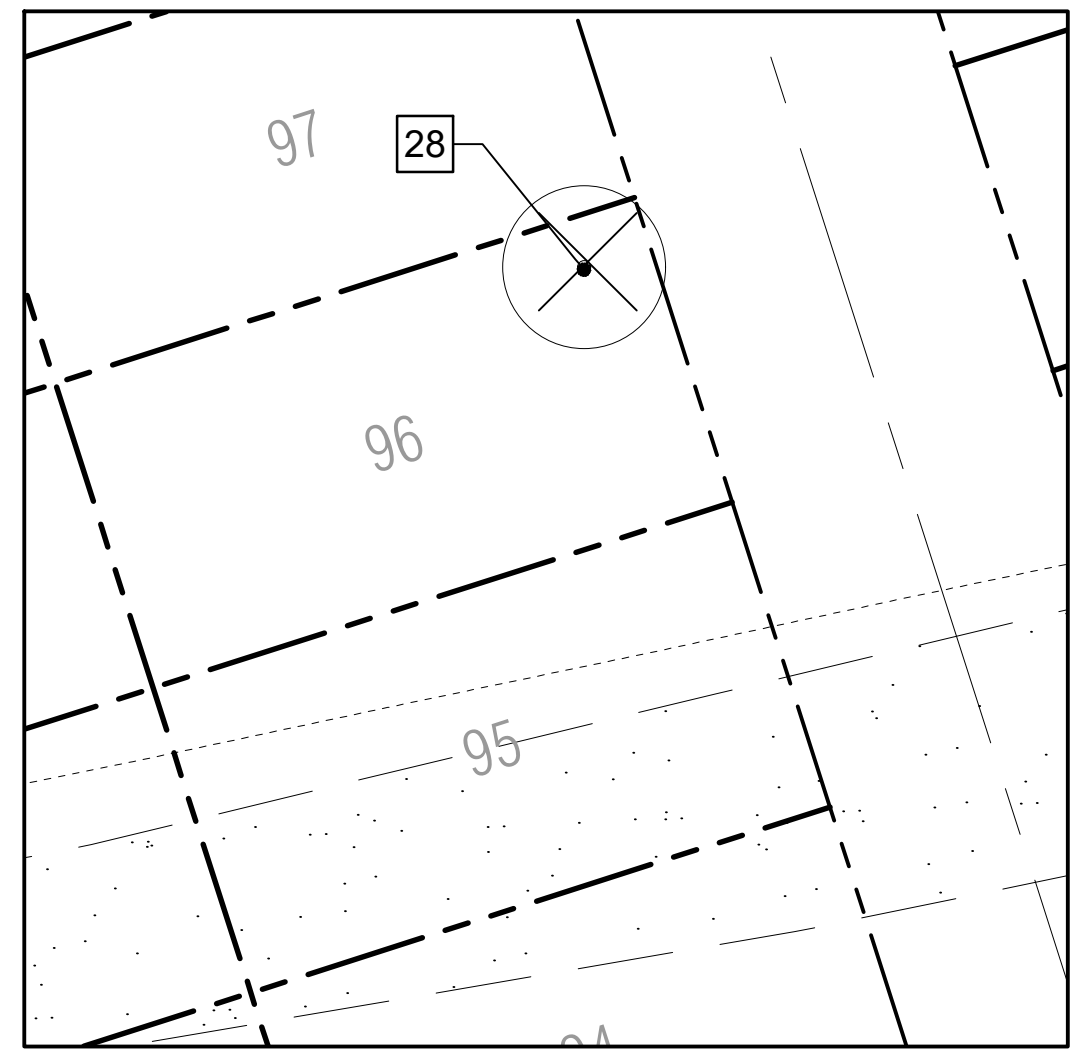
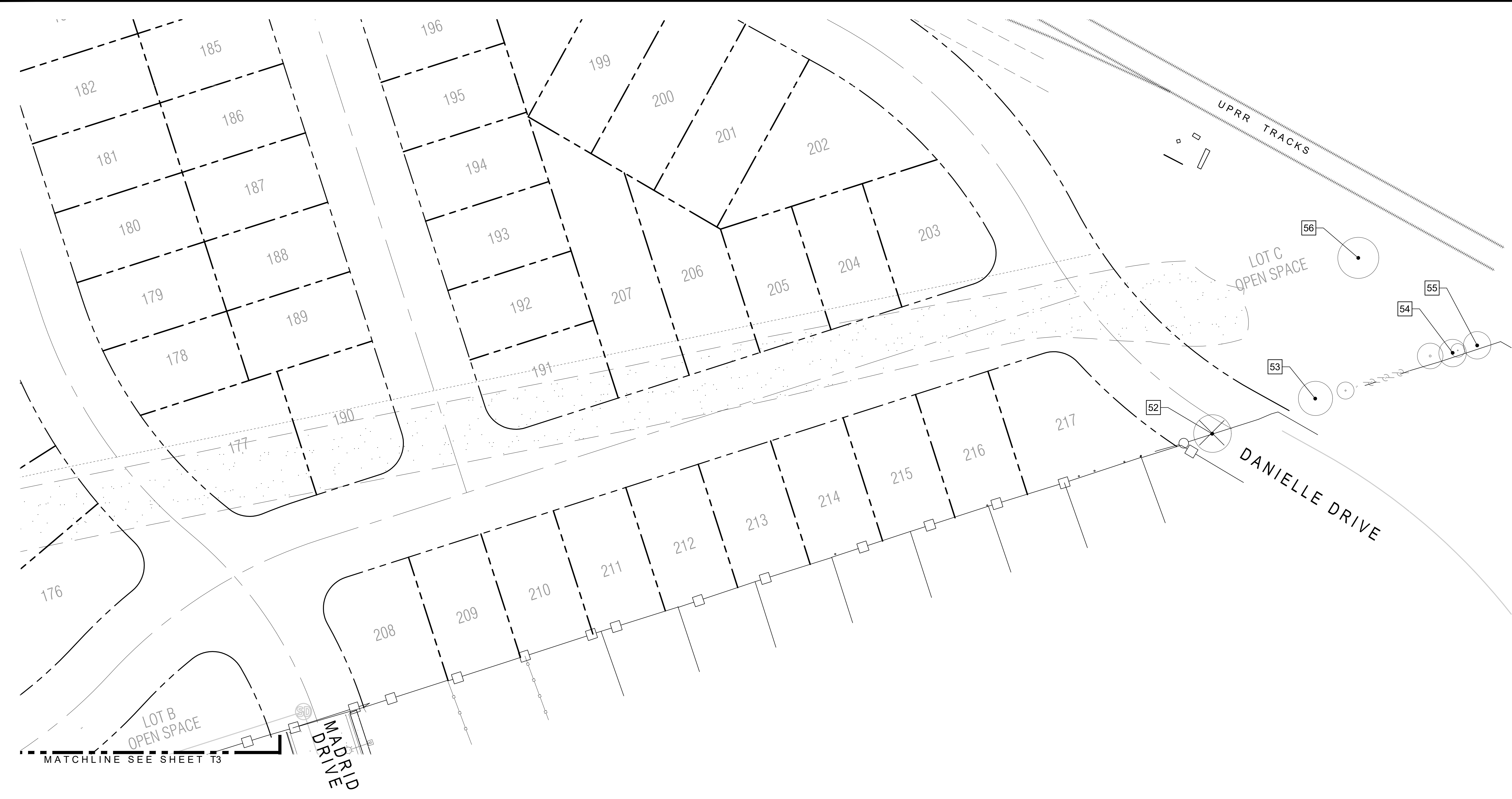
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 Date: June 28, 2024
 Job: 377-24

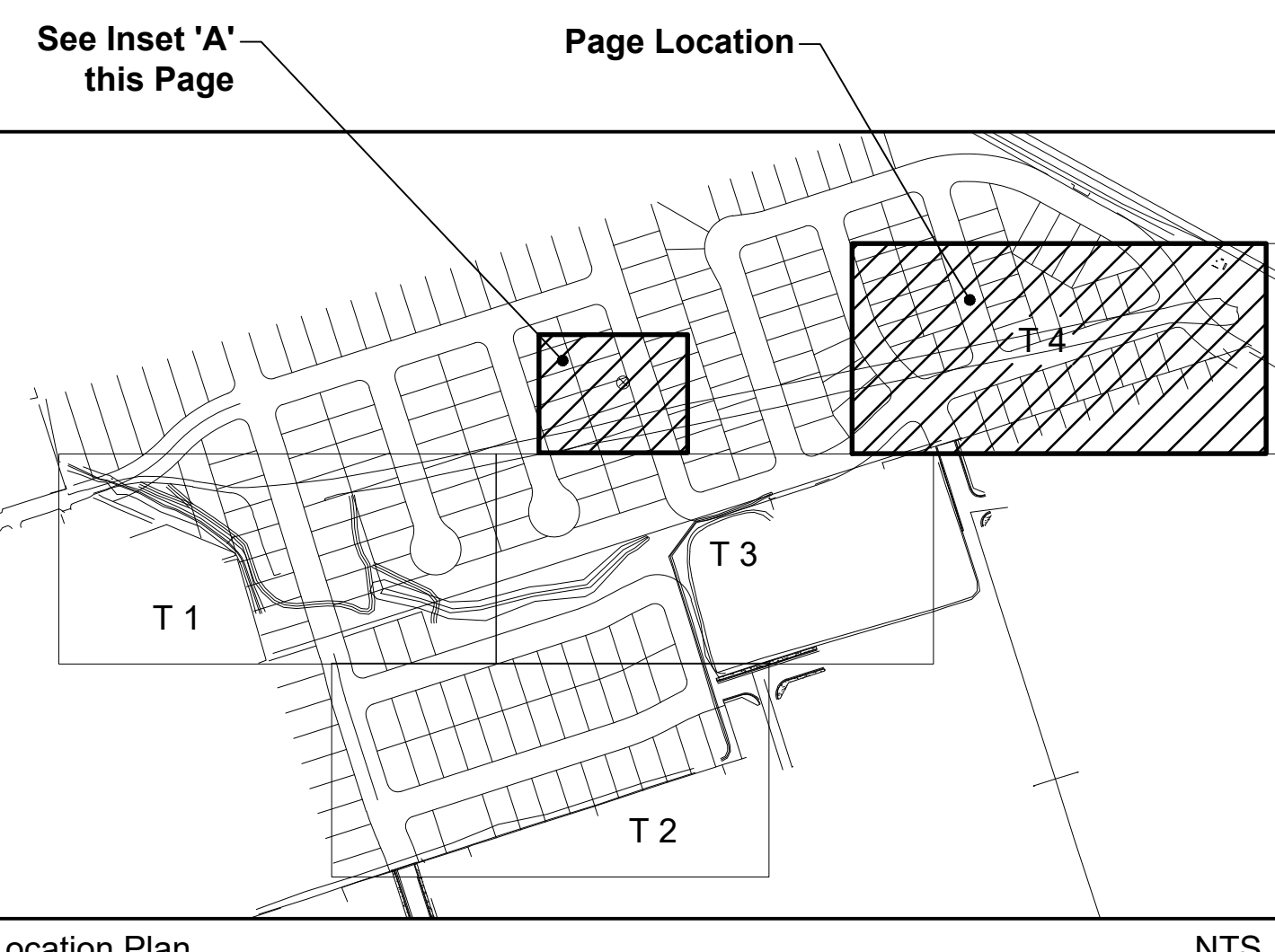


Inset 'A', See Location Plan 1"=30'

Tree Inventory

Tree ID	Tree DBH (appx Inches)	Dripline (appx Feet)	Botanical Name	Common Name	Tree Health	Status
51	27", 47", 16"	51'	Quercus lobata	Valley Oak	Poor	Heritage
52	21"	49'	Quercus lobata	Valley Oak	Good	Heritage
53	20"	29'	Quercus lobata	Valley Oak	Fair	Heritage
54	17"	39'	Quercus lobata	Valley Oak	Good	Heritage
55	18"	23'	Quercus lobata	Valley Oak	Poor	Heritage
56	24", 29", 29"	53'	Quercus lobata	Valley Oak	Good	Heritage

28	47"	65'	Quercus lobata	Valley Oak	Very Poor	Heritage
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Location Plan NTS

Site Legend

- Existing Tree indicated for Removal on Civil Plans.
- Existing Tree Plotted by Civil Engineer
- Existing Tree Noted in Tree Inventory as a Heritage Tree

