



Nicole Harrison • ISA Certified Arborist #WE-6500AM • (530) 305-0165

October 8, 2024

Yountville Pacific, LLC
Attn: Mary St. John
Via Email: Mary@pacificpropertiesgroup.com

RE: Arborist Consulting Services for the project: 2010 Humboldt St, APN #036-054-023-000, City of Yountville jurisdiction, CA

Ms. St. John,

Thank you for contacting Focal Point Arboriculture Consulting to evaluate the trees along the street on both Jefferson St and Humboldt St to provide an opinion as to the condition of the trees with respect to their health and structural adequacy to remain on the site during development of the parcel. The property is 2010 Humboldt Street, on the northeast corner of Humboldt and Jefferson Street in Yountville, CA, and is subject to the jurisdiction of the City of Yountville, CA.

I visited the site on September 24th, 2024, to evaluate the trees and onsite conditions. The majority of the trees are Ornamental Pear, *Pyrus calleryana*, measuring between 5" and 10" diameter¹. They are declining due to lack of care and irrigation. The canopy opacity² on most of the trees is less than 40% but it is noted that many twigs remain and appear to be live. None of these trees have grown to their potential in the current situation despite the length of time they have been there, approximately 18 years (They appear to have been planted in late 2006 or early 2007). This species of tree was widely planted in landscapes and as street trees 40 years ago and can generally be counted on to perform well for 30 to 40 years before structural breaks from the narrow branch structure become predominant and they have to be replaced. The civil plans³ show grade changes right up to the back of the sidewalk, replacement of the sidewalk and curb and gutter. It is my professional opinion that the current condition of these trees combined with the likely root impacts will likely cause the demise of the trees and their remaining lifespan is short.

There is a California Black Walnut, *Juglans hindsii*, measuring 24" diameter at the northwest corner of the property. This tree has been in a decline cycle for many years. It has large dead branches and significant decay at the branch junctions. A risk assessment may indicate that an biennial severe pruning could keep the tree in the landscape for longer but it is likely to reduce the lifespan further and result in a tree with a poor aesthetic value. Accordingly, it is also my professional opinion that this tree be removed.

¹ Trees were measured with a swedish caliper at 54" off the ground unless the shape of the tree due to branch junctions or codominant connections at 54" would inaccurately portray the size of the tree relative to it's overall shape.

² Opacity is the measure of leaves inside the canopy to visibility of sky behind the leaves. It is meant to portray the health of a tree relative to the number of leaves available for photosynthesis and, therefore, normal functionality of biomechanisms.

³ Civil plans by AMS Associates, Inc. dated 8-15-2024, provided by Yountville Pacific, LLC.

See the attachments for a list of the trees and their sizes and arborist notes.

Each tree evaluated has an arborist rating. The rating is a combination of the health of the tree and it's structural condition.

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, risk can be reduced and/or health can be restored and the rating can be elevated to a 3. If no action is taken, the tree is considered a liability and should be removed.

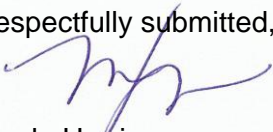
Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate problem. Any defects or health issues, if noted, can be remediated with correct arboricultural work.

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 problems 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.

Please contact me if you have any questions.

Respectfully submitted,



Nicole Harrison

Registered Consulting Arborist #719

ISA Certified Arborist and Municipal Specialist #WE-6500AM

ISA Qualified Tree Risk Assessor

Attachments:

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Appendix 1 - Tree Location Diagram



Appendix 2 - Tree Data

| Tree # | Species Common Name | Species Botanical Name | DBH | At | Arborist Rating | Notes | Reason for Removal |
|--------|---------------------|------------------------|------------------|----|--|--|--|
| 1 | Ca Black Walnut | Juglans hindsii | 24 | 12 | 1-Extreme Structure or Health Problems | Too much dieback and decay | Poor condition of tree. Low lifespan and root protection during development would limit work on the site |
| 2 | Coast Live Oak | Quercus agrifolia | 9 | 24 | 3-Minor Problems | Shrub structure but could be pruned | Too close to development. Hard to protect during grading/trenching and root protection would limit development |
| 3 | Valley Oak | Quercus lobata | 2, 3, 2, 1, 1, 1 | 18 | 3-Minor Problems | Sprouts | Inside the development area |
| 4 | Ornamental Pear | Pyrus calleryana | 4 | | 2-Major Structure or health problems | Poor performance compared to other trees. Severe drought stress. Unlikely to every grow to potential | Poor condition of tree combined with root impacts during development. Not likely to survive |
| 5 | Ornamental Pear | Pyrus calleryana | 8 | | 2-Major Structure or health problems | Severe drought stress, leaves are wilting | Poor condition of tree combined with root impacts during development. Not likely to survive |
| 6 | Ornamental Pear | Pyrus calleryana | 10 | | 2-Major Structure or health problems | Severe drought stress, leaves are wilting | Poor condition of tree combined with root impacts during development. Not likely to survive |

| Tree # | Species Common Name | Species Botanical Name | DBH | At | Arborist Rating | Notes | Reason for Removal |
|--------|---------------------|------------------------|-----|----|--------------------------------------|--|---|
| 7 | Ornamental Pear | Pyrus calleryana | 7 | | 2-Major Structure or health problems | Severe drought stress, leaves are wilting | Poor condition of tree combined with root impacts during development. Not likely to survive |
| 8 | Ornamental Pear | Pyrus calleryana | 7 | | 2-Major Structure or health problems | Severe drought stress, leaves are wilting | Poor condition of tree combined with root impacts during development. Not likely to survive |
| 9 | Ornamental Pear | Pyrus calleryana | 7 | | 2-Major Structure or health problems | Severe drought stress, leaves are wilting | Poor condition of tree combined with root impacts during development. Not likely to survive |
| 10 | Ornamental Pear | Pyrus calleryana | 7 | | 2-Major Structure or health problems | Severe drought stress, leaves are wilting | Poor condition of tree combined with root impacts during development. Not likely to survive |
| 11 | Ornamental Pear | Pyrus calleryana | 5 | | 2-Major Structure or health problems | Poor performance compared to other trees. Severe drought stress. Unlikely to every grow to potential | Poor condition of tree combined with root impacts during development. Not likely to survive |
| 12 | Ornamental Pear | Pyrus calleryana | 9 | | 3-Minor Problems | Closer to irrigation of the next property, still showing drought stress but less | Development, storm drain installation |

Appendix 3 - Site Photographs



Photo #1. Trees along Humboldt Street. Opacity appears better in the photo than it actually is.



Photo #2. Trees along Jefferson Street. Note branches dying (red arrows)



Photo #3. Tree #1, Walnut. Not much canopy looking west.



Photo #4. Tree #1, Walnut. Dead branches looking east.



Photo #5. Tree #1, Walnut. Decay at main structural junction.



Photo #6. Tree #2, Coast Live Oak. Shrub form with multi-stem structure from 1'.