
HORTICULTURAL

Associates

Consultants in Horticulture and Arboriculture

TREE INVENTORY REPORT

1980 Yountville Crossroads
Yountville, CA

Prepared for:

Terry and Mary MacRae
TM@BonVoyagemanagement.com

Prepared by:

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

June 24, 2023

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Terry MacRae
Bon Voyage Management
TM@BonVoyagemanagement.com

Re: Completed Tree Inventory Report, 1980 Yountville Crossroads in Yountville,
California

Terry,

Attached you will find our completed Tree Inventory Report for the above noted site in Yountville. A total of 56 trees were evaluated and this includes all trees that are present which are 6 inches or greater in trunk diameter and located within or overhanging the property boundaries.

All trees in this report were evaluated and documented for species, size, health, and structural condition. The Tree Inventory Chart also provides an assessment of expected impact for each tree based on the map that was provided, as well as recommendations for preservation or removal. A Tree Location Plan shows the location and numbering sequence of all trees. Also included are a Fencing Detail, Pruning Guidelines, and Tree Preservation Guidelines.

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred on any tree, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their condition. No other trees are included in this report. If other trees need to be included it your responsibility to provide that direction to us.

EXISTING SITE CONDITION SUMMARY

The project site consists of an existing residential property with one large home, guest quarters, several outbuildings, and numerous trees.

EXISTING TREE SUMMARY

Species that are native to the site include Coast Live Oak and Valley Oak.

HERITAGE TREES

According to the Heritage Tree Survey and Resolution No. 1965-02, available on the Town's website, there are eight Heritage Trees located at 1980 Yountville Crossroads. These trees are referenced on the Heritage Tree Survey as Project Tree Nos: 15, 16, 17, 18, 19, 20, 22, 23, and 24. This development proposal proposes to develop around and preserve all of them except tree #24. Tree # 24 is adjacent to another Live Oak and this one was chosen to be removed as the limbs are leaning and could be a hazard in the future and removing it will allow the adjacent tree #25 to thrive.

TREES THAT REQUIRE A PERMIT

Town of Yountville Municipal Code Chapter 17.28 states that permits are required for any native oak tree with a trunk that measures 10" in diameter at breast height (DBH), any tree with a trunk that measures 12" DBH, and a multi stemmed perennial plant having an aggregate DBH of 20" require a "Tree Removal Permit". This Tree Inventory Report included all trees over 6" DBH, which resulted in 56 total trees, and based on the Town's definition of a protected tree there are 38 trees that require analysis for removal.

CONSTRUCTION IMPACT SUMMARY ON PROTECTED AND HERITAGE TREES

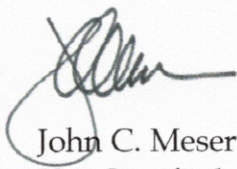
8 of the 9 Heritage Oak trees can be retained. The construction impact of this project would require removal of a total 9 trees and one Heritage Oak Tree. The total DBH of removed trees equals 184". Developers consulted with me and included in the appendix of this report are recommendations for mitigation.

RELACEMENT PLAN

According to the landscape plan, the Project is proposing to plant 12 x 36" box fruitless Olive trees as a formal street tree, and 10 x 36" box native oak trees, similar to the varieties present. The Oak trees will be planted at random over the site and continuing the pattern of trees already there. Because the replacement trees will be mature and the site is tight, the replacement plan along with the tree preservation plan will be very adequate.

Please feel free to contact me if you have questions regarding this report.

Regards,



John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ



TREE INVENTORY CHART

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (dbh ± inches)	Height ± feet	Canopy Radius ± feet	Health (1 - 5)	Structure (1 - 4)	Heritage Tree?	Development Impact	Recommendations
1	<i>Quercus lobata</i>	Valley Oak	16	50	35	20	4	3	No	3	2
2	<i>Quercus agrifolia</i>	Coast Live Oak	12	38	16	15	4	3	No	3	2
3	<i>Quercus lobata</i>	Valley Oak	12	38	25	14	3	3	No	0	1, 6, 7, 9
4	<i>Quercus agrifolia</i>	Coast Live Oak	18	57	35	18	2	3	No	0	1, 6, 7, 9
5	<i>Quercus agrifolia</i>	Coast Live Oak	12	38	30	18	2	3	No	0	1, 6, 7, 9
6	<i>Quercus lobata</i>	Valley Oak	10	31	12	15	2	3	No	0	1, 6, 7, 9
7	<i>Quercus agrifolia</i>	Coast Live Oak	6+6	38	14	12	3	3	No	0	1, 6, 7, 9
8	<i>Quercus lobata</i>	Valley Oak	6	19	16	12	4	3	No	0	1, 6, 7, 9
9	<i>Quercus lobata</i>	Valley Oak	17	53	35	25	4	3	No	1	1, 6, 7, 8, 9

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cbh ± inches)	Height ± feet	Canopy Radius ± feet	Health (1 - 5)	Structure (1 - 4)	Heritage Tree?	Development Impact	Recommendations
10	<i>Quercus agrifolia</i>	Coast Live Oak	12	3	20	15	3	3	No	1	1, 6, 7, 8, 9
11	<i>Quercus agrifolia</i>	Coast Live Oak	6+4	31	15	12	3	3	No	0	1, 6, 7, 9
12	<i>Quercus lobata</i>	Valley Oak	5	16	20	10	3	3	No	0	1, 6, 7, 9
13	<i>Quercus agrifolia</i>	Coast Live Oak	7	32	20	14	3	3	No	0	1, 6, 7, 9
14	<i>Quercus agrifolia</i>	Coast Live Oak	5	16	20	12	3	3	No	0	1, 6, 7, 9
15	<i>Quercus agrifolia</i>	Coast Live Oak	12+12+12	113	35	16	3	3	Yes	0	1, 6, 7, 9
16	<i>Quercus lobata</i>	Valley Oak	16	50	40	22	4	3	Yes	0	1, 6, 7, 9
17	<i>Quercus lobata</i>	Valley Oak	22	69	40	18	4	3	Yes	0	1, 6, 7, 9
18	<i>Quercus agrifolia</i>	Coast Live Oak	16	50	35	15	4	3	Yes	1	1, 6, 7, 8, 9

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cbh ± inches)	Height ± feet	Canopy Radius ± feet	Health (1 - 5)	Structure (1 - 4)	Heritage Tree?	Development Impact	Recommendations
19	<i>Quercus lobata</i>	Valley Oak	9+11	63	35	17	2	3	Yes	2	1, 6, 7, 8, 9, 11, 14, 15
20	<i>Quercus agrifolia</i>	Coast Live Oak	9+9+12	94	35	15	3	3	Yes	2.5	1, 6, 7, 8, 9, 11, 14, 15
21	<i>Quercus lobata</i>	Valley Oak	13	41	40	20	3	3	No	3	2
22	<i>Quercus agrifolia</i>	Coast Live Oak	12	38	22	18	3	3	Yes	3	2
23	<i>Quercus lobata</i>	Valley Oak	11	35	24	14	4	3	Yes	0	1, 6, 7, 9
24	<i>Quercus lobata</i>	Valley Oak	24	75	45	24	4	3	Yes	3	2
25	<i>Quercus lobata</i>	Valley Oak	18	57	40	22	4	3	No	2.5	1, 6, 7, 8, 9, 11, 14, 15
26	<i>Pistache chinensis</i>	Chinese Pistache	14	44	45	21	4	3	No	3	2
27	<i>Cedrus atlantica</i>	Atlantic Cedar	26	82	55	21	4	3	No	3	2

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cbh ± inches)	Height ± feet	Canopy Radius ± feet	Health (1 - 5)	Structure (1 - 4)	Heritage Tree?	Development Impact	Recommendations
28	<i>Pistache chinensis</i>	Chinese Pistache	17	53	30	20	4	3	No	3	2
29	<i>Cinnamomum camphora</i>	Camphor	15+15	50	25	14	3	3	No	3	2
	gap in numbering sequence										
260	<i>Cinnamomum camphora</i>	Camphor	5+5+6+6	69	18	12	2	2	No	1	3
261	<i>Cinnamomum camphora</i>	Camphor	5+5+8+8	82	18	14	2	2	No	0	3
262	<i>Cinnamomum camphora</i>	Camphor	5+6+6	53	18	12	2	2	No	1	3
263	<i>Quercus lobata</i>	Valley Oak	35	110	45	25	4	3	No	2.5	1, 6, 7, 8, 9, 11, 14, 15
264	<i>Quercus lobata</i>	Valley Oak	8	25	30	12	4	3	No	2	1, 6, 7, 8, 9, 11, 14, 15
265	<i>Liquidambar styraciflua</i>	Sweetgum	6	19	30	10	4	3	No	1	1, 6, 7, 8, 9

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cbh ± inches)	Height ± feet	Canopy Radius ± feet	Health (1 - 5)	Structure (1 - 4)	Heritage Tree?	Development Impact	Recommendations
266	<i>Alnus rhombifolia</i>	White Alder	14	44	40	20	4	3	No	0	1, 6, 7, 9
267	<i>Liquidambar styraciflua</i>	Sweetgum	9	28	35	10	4	3	No	0	1, 6, 7, 9
268	<i>Quercus lobata</i>	Valley Oak	8	25	35	14	4	3	No	0	1, 6, 7, 9
269	<i>Quercus lobata</i>	Valley Oak	19	60	40	18	4	3		1	1, 6, 7, 8, 9, 11, 14, 15
270	<i>Pistache chinensis</i>	Chinese Pistache	10.5	33	24	25	4	2	No	2	1, 6, 7, 8, 9, 11, 14, 15
271	<i>Quercus lobata</i>	Valley Oak	25	79	45	28	4	3	No	2.5	1, 6, 7, 8, 9, 11, 14, 15
272	<i>Quercus lobata</i>	Valley Oak	15.5	49	45	25	4	3	No	2	1, 6, 7, 8, 9, 11, 14, 15
273	<i>Quercus lobata</i>	Valley Oak	13	41	35	14	4	3	No	0	1, 6, 7, 9
274	<i>Liquidambar styraciflua</i>	Sweetgum	9	28	40	10	4	3	No	0	1, 6, 7, 9

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cbh ± inches)	Height ± feet	Canopy Radius ± feet	Health (1 - 5)	Structure (1 - 4)	Heritage Tree?	Development Impact	Recommendations
275	<i>Quercus lobata</i>	Valley Oak	32	100	25	21	4	3	No	0	1, 6, 7, 9
276	<i>Cedrus atlantica</i>	Atlantic Cedar	7	22	22	8	3	3	No	1	1, 6, 7, 8, 9
277	<i>Quercus lobata</i>	Valley Oak	8+8	50	20	12	3	2	No	1	1, 6, 7, 8, 9
278	<i>Quercus lobata</i>	Valley Oak	9	28	35	18	4	3	No	0	1, 6, 7, 9
279	<i>Ligustrum lucidum</i>	Glossy Privet	5+6+6+8+8	104	35	14	4	3	No	3	2, 5
280	<i>Betula alba</i>	White Birch	12	38	22	12	4	3	No	0	1, 6, 7, 8, 16
281	<i>Ficus carica</i>	Edible Fig	7	22	12	12	4	3	No	0	1, 6, 7, 8, 16
282	<i>Ligustrum lucidum</i>	Glossy Privet	3+5+5+6+7	82	25	12	2	3	No	1	5
283	<i>Ligustrum lucidum</i>	Glossy Privet	4+4+6+10	75	25	12	2	3	No	1	5

Tree #	Species	Common Name	Trunk Diameter (dbh ± inches)	Trunk Circumference (cbh ± inches)	Height ± feet	Canopy Radius ± feet	Health (1 - 5)	Structure (1 - 4)	Heritage Tree?	Development Impact	Recommendations
284	<i>Quercus lobata</i>	Valley Oak	26	82	40	25	4	3	Yes	1	1, 6, 7, 8, 16
285	<i>Myrtus communis</i>	Wax Myrtle	6+6+8	63	12	12	4	3	No	3	2

KEY TO TREE
INVENTORY CHART

KEY TO TREE INVENTORY CHART

Crossroads Circle

Yountville, CA

Tree Number

Each tree has been identified in the field with an aluminum tag and reference number. Tags are attached to the trunk at approximately eye level. The *Tree Location Plan* illustrates the location of each numbered tree.

Species

Each tree has been identified by genus, species and common name. Many species have more than one common name.

Trunk

Each trunk has been measured in inches to document its diameter at 54" above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

Height

Height is estimated in feet, using visual assessment.

Radius

Radius is estimated in feet, using visual assessment. Since many canopies are asymmetrical, it is not uncommon for a radius estimate to be an average of the canopy size.

Health

The following descriptions are used to rate the health of a tree. Trees with a rating of 4 or 5 are very good candidates for preservation and will tolerate more construction impacts than trees in poorer condition. Trees with a rating of 3 may or may not be good candidates for preservation, depending on the species and expected construction impacts. Trees with a rating of 1 or 2 are generally poor candidates for preservation.

- (5) Excellent - health and vigor are exceptional, no pest, disease, or distress symptoms.
- (4) Good - health and vigor are average, no significant or specific distress symptoms, no significant pest or disease.
- (3) Fair - health and vigor are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable.
- (2) Marginal - health and vigor are significantly compromised, distress is highly visible and present to the degree that survivability is in question.
- (1) Poor - decline has progressed beyond the point of being able to return to a healthy condition again. Long-term survival is not expected. This designation includes dead trees.

Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

- (4) Good structure - minor structural problems may be present which do not require corrective action.
- (3) Moderate structure - normal, typical structural issues which can be corrected with pruning.
- (2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.
- (1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

Construction Impacts

Considering the proximity of construction activities, type of activities, tree species, and tree condition - the following ratings are used to estimate the amount of impact on tree health and stability. Most trees will tolerate a (1) rating, many trees could tolerate a (2) rating with careful consideration and mitigation, but trees with a (3) rating are poor candidates for preservation.

- (3) A significant impact on long term tree integrity can be expected as a result of proposed development.
- (2) A moderate impact on long term tree integrity can be expected as a result of proposed development.
- (1) A minor impact on long term tree integrity can be expected as a result of proposed development.
- (0). No impact is expected

Recommendations

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

- (1) Preservation appears to be possible.
- (2) Removal is required due to significant development impacts.
- (3) Removal is required due to poor health or hazardous structure.

- (4) Removal is required due to significant development impacts and poor existing condition.
- (5) Removal is recommended due to poor species characteristics.
- (6) Install temporary protective fencing at the edge of the dripline, or edge of approved construction, prior to beginning grading or construction. Maintain fencing in place for duration of all construction activity in the area.
- (7) Maintain existing grade within the fenced portion of the dripline. Route drainage swales and all underground work outside the dripline.
- (8) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.
- (9) Prune to clean the canopy, per International Society of Arboriculture pruning standards.
- (10) This trunk is located off site, but the canopy overhangs the project site.
- (11) Excavation may be required within the TPZ and the dripline for development. Excavation within the TPZ of any type must adhere to the following guidelines:

All roots encountered that are 2 inches or larger in diameter must be cleanly cut as they are encountered by excavating equipment.

Roots may not be ripped from the ground and then trimmed. They must be trimmed as encountered and this will require the use of a ground man working with a suitable power tool.

Pruned and exposed roots greater than 2 inches in diameter must be protected from desiccation if left exposed for more than 24 hours. Cover cut roots with heavy cloth, burlap, used carpeting, or similar material that has been soaked in water, until trench or excavation has been backfilled.

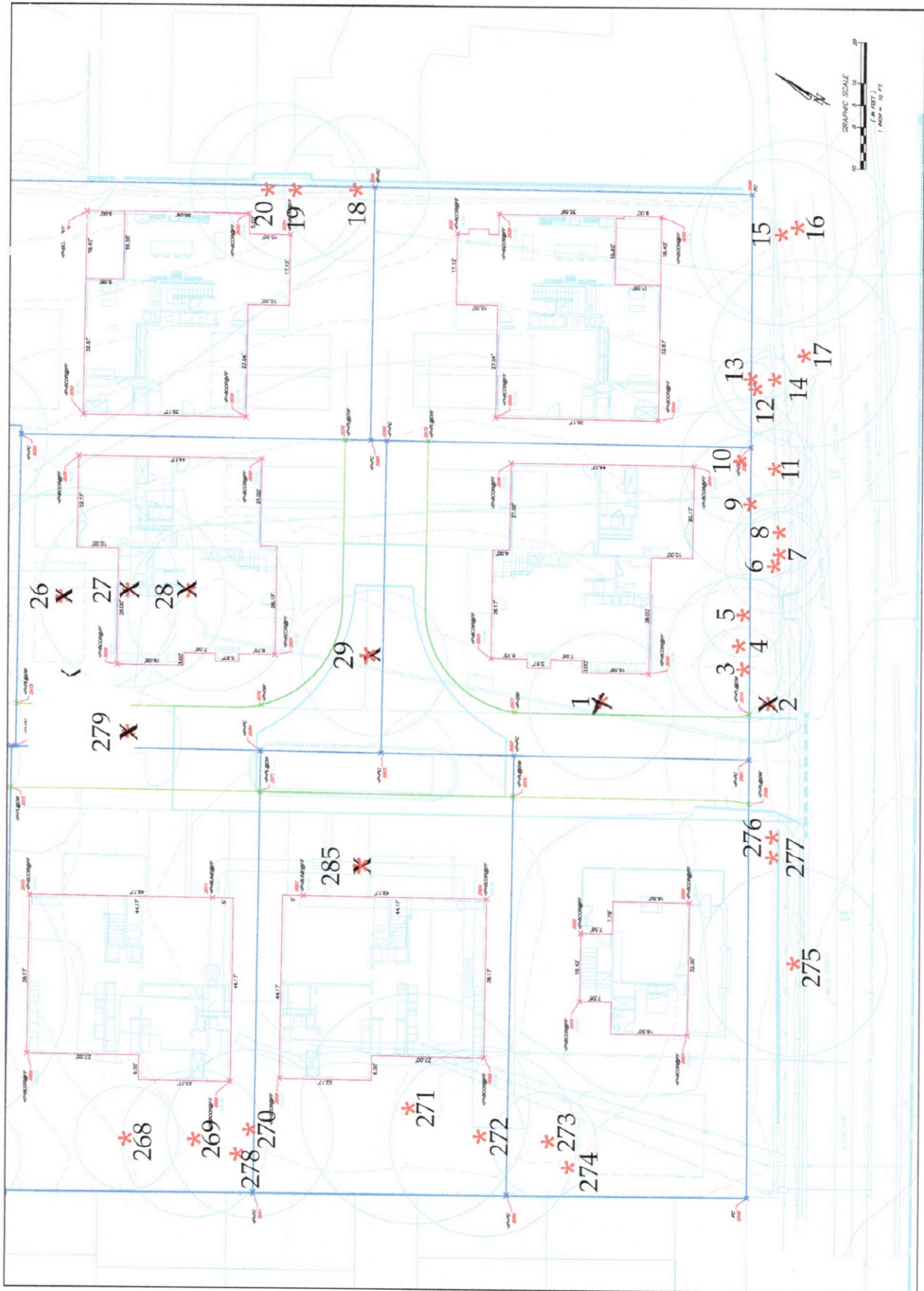
If excavation impacts more than 20% of the defined TPZ then supplemental irrigation may be required to offset loss of roots. Excavation in this case should be directed by the project arborist who will determine whether mitigation is required, when, and how.

Any excavation within the defined TPZ will require that the tree be monitored on a monthly basis by the project arborist for the duration of construction and for one year beyond completion of construction. Monitoring may determine other mitigation measures that may be required to offset root loss or damage.

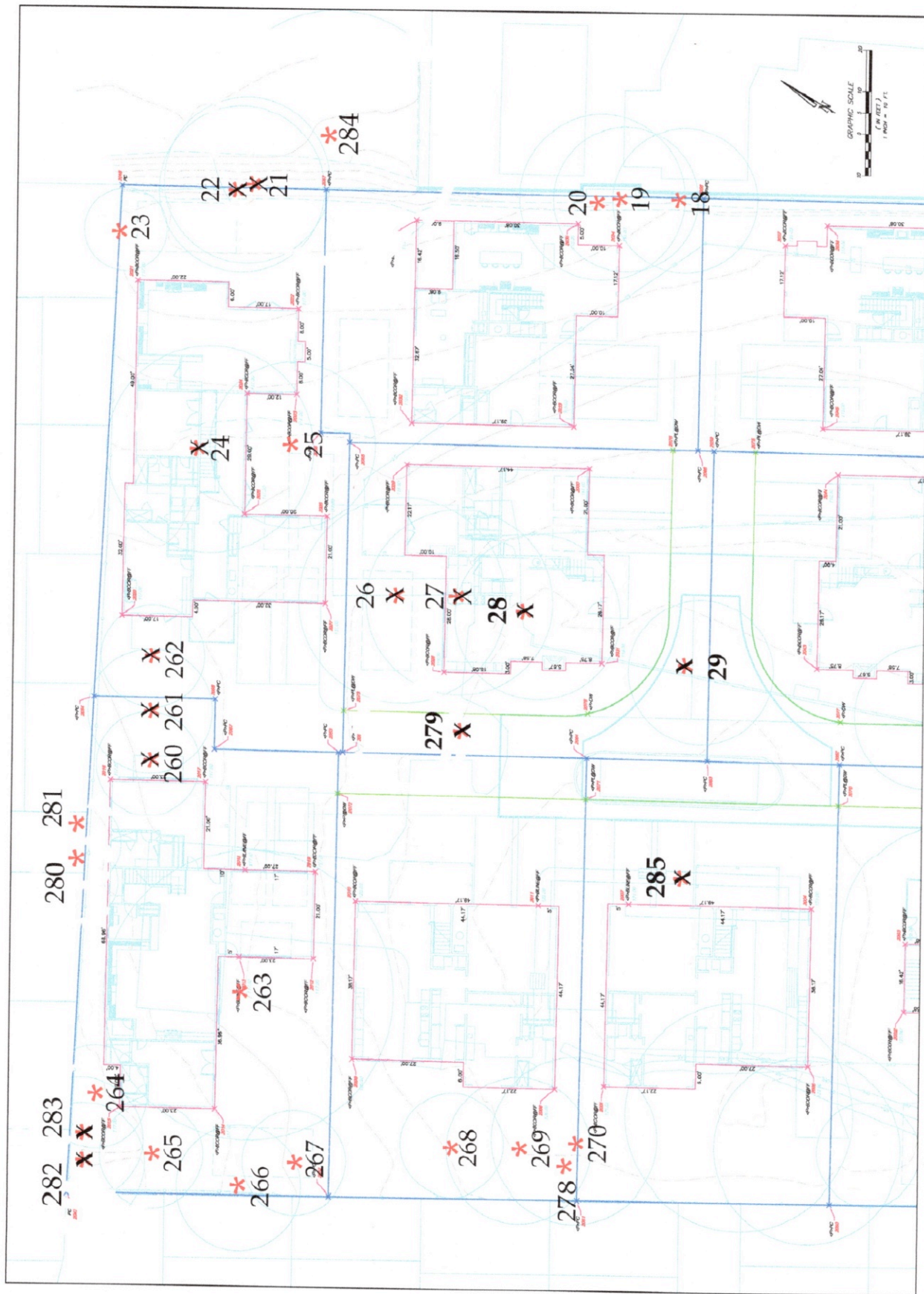
- (13) This species is exempt from mitigation, per the tree ordinance
- (14) To effectively preserve this tree the foundation for the adjacent home in the area of the canopy dripline must be a grade beam design with less than 6" of excavation for the beam and maximum separation for the piers.
- (15) All underground utilities and drains must be installed outside the canopy dripline of this tree, or be placed above ground inside the dripline.

(16) This trunk of this tree is located off the project site but the canopy overhangs the project site

TREE LOCATION PLAN



TREE LOCATION AND NUMBERING PLAN
Crossroads Circle
Yountville, CA



TREE LOCATION AND NUMBERING PLAN
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