



Assessing Trees at Wither Avenue in Pleasant Hill, CA 94523

Prepared for:
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Summary

The genesis of this work grew out of a call from Patrick Stewart of Stewart's Tree Service. Mr. Stewart explained what was required for a four-parcel development on Withers Avenue north of Pleasant Hill Road. Patrick put me in contact with Pallav Chatterjee, the contact person for this development. I met with Mr. Chatterjee to clarify the parcel corners and surveyed all trees on the property and trees close to the property with canopies over the parcels.

By July 25, 2022, we had agreed on the assignment; I received the notice to proceed a few days later.

History and Description of the Property

This property (APN 166-160-015) has little history, mostly left empty except for the trees. An old kennel and walkway near the eastern boundary appear once used by the neighbors at APN 166-160-025. The creek on the east side forms the border of the Withers property. The property slopes upward from the stream, steep at times, with trees dotted on the slope and more frequent closer to the creek. A high percentage of trees are valley oaks (*Quercus lobata*) with the occasional coast live oak (*Quercus agrifolia*) and the northern California claro walnut (*Juglans hindsii*). Near the creek are a few redwoods, olives, and Monterey pines.

Assignment

The assignment was clear. Produce a site plan utilizing the topographic map and locate all trees above six-inch diameter measured at 4.5 feet above grade. Identify the tree species and evaluate the condition of each tree with a DBH and canopy spread.

Besides the site plan, this arborist report includes the following.

- For clarity, I have attached a list of all 147 trees with tree diameters, species identification, and canopy measurements.
- The Arborist Report must identify the species, canopy, and trunk diameter and include an assessment of the tree condition of the trees on the site.

The enclosed report includes the attached Excel file with the trees surveyed.

Tree Conditions for the city-protected trees utilize a scale of 0 to 5.

0 – Dead trees

1 - High-risk trees or almost dead, very poor

2 – Moderate to low-risk trees, poor

3 - Fair condition trees

4 - Good condition trees

5 - Excellent condition trees



One of many valley oaks, this tree sits above the steep slope of Withers Avenue.

Limits of the Assignment

The Assignment limits are few. A few surveyed trees were missing, and a few others included, primarily close to the creek where surveying has its challenges.

Inspections utilized the **Basic Tree Assessment** method. I walked around the entire tree, inspected the tops of roots, trunks, and branches, looked up at canopies, and measured the canopy spread—North – West – South – East. I utilized calipers to measure the diameter at 4.5 feet accurately.

Tools used in a visual assessment: **calipers**, **diameter tape**, measuring tape, hand trowel, **soil probe**, binoculars, **sounding mallet**, hand lens, **rangefinder**, and camera.

Purpose and Use of this Report

This report's goal is to provide a written document solely for the use of Pallav Chatterjee. This report contains a tree survey, identification, assessment, and canopy spread. The report aims to assist with future decisions on the four parcel development plan on Withers Avenue in Pleasant Hill.



The above photo shows a pine tree falling into the subject property.

Observations and Discussion

About The Attached Survey

The tree survey reveals much of the Withers Avenue trees. The property is a native California habitat with valley oaks as the dominant species. Tree conditions on the slope are generally poor; drought and well-drained soil make for most trees harsh conditions. Conditions start to improve once close to the creek or neighboring landscaped properties.

Species Breakdown				
Key #	Species	Common Name	Tree Count	% Evaluated Trees
2	<i>Eucalyptus globulus</i>	blue gum	2	1.4%
3	<i>Juglans hindsii</i>	claro walnut	4	2.7%
4	<i>Aesculus californica</i>	California buckeye	2	1.4%
5	<i>Quercus agrifolia</i>	coast live oak	10	6.8%
6	<i>Sequoia sempervirens</i>	redwood	2	1.4%
7	<i>Pinus radiata</i>	Monterey pine	4	2.7%
8	<i>Olea spp.</i>	olive	2	1.4%
9	<i>Pinus canariensis</i>	Canary Island pine	1	0.7%
10	<i>Quercus lobata</i>	valley oak	120	81.6%
		Total	147	100.0%

The species breakdown shows how dominant the valley oak is in this area. The valley oak woodland is a significant component of the local ecology.

Breakdown by Condition

Condition ranking reflects the health, structure, and form of each tree. We used a scale of 0 to 5.

‘0’ refers to dead

‘1’ refers to **Very Poor**

‘2’ denotes **Poor**

‘3’ denotes **Fair**

‘4’ identifies trees as **Good**

‘5’ identifies **Excellent**

Assessing **Tree Condition** requires looking at each assessed tree's Health, Structure, and Form. Health looks at the tree vigor, how much dieback, discoloration, and damage from diseases or pests. Tree structure looks at defects and how well the tree holds itself up. Form looks at the tree's shape, symmetry, and how close to the species' ideal form is.

The final Tree Condition rating favors Health and Structure over Form—40% each for health and Structure, 20% for Form.

Tree Removals

The Topographic Survey includes the road construction lines detailing the future location of the access roads to the parcels. The Survey also consists of a Bio-retention Basin southeast of the planned access road. The areas are in the plan but do not exist: future construction of the road and basin construction requires tree removals due to construction limits. Below in Table 1A is a tree removal list for this planned work. These trees have an ‘X’ noted on the Tree Location Site Plan.

Table 1B below lists tree removal recommendations for other trees on the four-parcel topography plan. These trees are removal recommendations because they are either dead trees or in deplorable condition, with a ‘1’ rating. These trees are marked on the site plan with an ‘X.’

Table 1A – Tree Removals Recommendations for Road and Bio Retention Basin

Tree #	Common Name	Scientific Name	DBH	Condition
71	Valley Oak	<i>Quercus lobata</i>	38 in	4 Good

72	Valley Oak	<i>Quercus lobata</i>	7 in	4 Good
131	Claro Walnut	<i>Juglans hindsii</i>	22 in	1 Very Poor
152	Valley Oak	<i>Quercus lobata</i>	7 in	2 Poor
153	Valley Oak	<i>Quercus lobata</i>	6.5 in	3 Fair
154	Valley Oak	<i>Quercus lobata</i>	7 in	3 Fair
155	Valley Oak	<i>Quercus lobata</i>	9 in	3 Fair
157	Coast Live Oak	<i>Quercus agrifolia</i>	13.5 in	1 Very Poor
158	Valley Oak	<i>Quercus lobata</i>	14 in	2 Poor
159	Valley Oak	<i>Quercus lobata</i>	9.5 in	3 Fair
		Within Bio Retention		
Tree #	Common Name	Scientific Name	DBH	Condition
17	Valley Oak	<i>Quercus lobata</i>	9 in	2 Poor
18	Valley Oak	<i>Quercus lobata</i>	7 in	1 Very Poor
19	Coast Live Oak	<i>Quercus agrifolia</i>	11 in	3 Fair
20	Valley Oak	<i>Quercus lobata</i>	8 in	2 Poor

Table 1-B Recommended Tree Removals due to Very Poor or Dead Condition

Tree #	Common Name	Scientific Name	DBH	Condition
15	Valley Oak	<i>Quercus lobata</i>	9.5 in	1 Very Poor
18	Valley Oak	<i>Quercus lobata</i>	7 in	1 Very Poor
30	Olive	<i>Olea europaea</i>	9 in	0 Dead
35	Monterey pine	<i>Pinus radiata</i>	23 in	1 Very Poor
51	Valley Oak	<i>Quercus lobata</i>	8.5 in	1 Very Poor
59	Valley Oak	<i>Quercus lobata</i>	7 in	1 Very Poor
66	Valley Oak	<i>Quercus lobata</i>	19 in	1 Very Poor
68	Claro Walnut	<i>Juglans hindsii</i>	27 in	0 Dead
76	Valley Oak	<i>Quercus lobata</i>	10.5 in	0 Dead
80	Valley Oak	<i>Quercus lobata</i>	17 in	1 Very Poor
84	Valley Oak	<i>Quercus lobata</i>	17.5 in	1 Very Poor
116	Valley Oak	<i>Quercus lobata</i>	11 in	1 Very Poor
131	Claro Walnut	<i>Juglans hindsii</i>	18 in	1 Very Poor
140	Valley Oak	<i>Quercus lobata</i>	8 in	1 Very Poor
150	Valley Oak	<i>Quercus lobata</i>	7.5 in	1 Very Poor

157	Coast Live Oak	<i>Quercus agrifolia</i>	13.5 in	1 Very Poor
169	Blue Gum	<i>Eucalyptus globulus</i>	28 in	1 Very Poor
170	Blue Gum	<i>Eucalyptus globulus</i>	27 in	1 Very Poor
113	Valley Oak	<i>Quercus lobata</i>	9 in	1 Very Poor
179	Claro Walnut	<i>Juglans hindsii</i>	15 in	1 Very Poor

Twenty (20) trees are recommended for removal—three trees are dead, and seventeen are with Very Poor rating. There are other choices besides tree removal. It is possible, although unlikely that some of these trees would respond to supplemental watering and a Plant Health Care program. And a dying tree can be left to die and slowly decay back into the soil from which it came. This option also benefits the living organisms which depend on trees for nesting, perching, or food, especially the microorganisms that feed on decaying wood. There is a risk tolerance in leaving a dead tree standing, and each situation needs a risk clarification.

Over the last twenty years, the drought has resulted in a severe decline of native trees such as the valley oak and claro walnut. Sometimes developments with new landscaping can provide enough watering to aid tree health.

Conclusion

The Tree Survey reveals many valley oaks in mostly poor conditions. Trees that are located close to the creek or close to neighboring properties are in better condition. Attached is the tree survey list of all trees assessed with canopy spread, DBH, condition, and species.

Glossary

- **canopy**
The above portion of the tree, that includes leaves, twigs, and branches.
- **condition**
The analysis of a tree's health, structure, and form, usually weighted at the arborist's discretion
- **diameter tape**
A type of measuring tape that wraps around a tree and reads out the tree diameter
- **Rangefinder**
A tool for measuring tree height, utilizing a laser and automatic mathematical calculations
- **soil probe**
A t-bar instrument with a sharp point for inspecting soil depth, soil structure, and other soil qualities
- **sounding**
The use of a rubber hammer to tap the tree and listen to a corresponding sound or echo

Bibliography

Costello, Laurence R., Perry, Edward J., Matheny, Nelda P., Henry, Michael J., Geisel, Pamela M., *Abiotic Disorders of Landscape Plants A Diagnostic Guide*, Oakland, CA: University of California Agriculture and Natural Resources, 2003. ISBN 1-879906-58-9

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Ritter, Matt, *A Californian's Guide to the Trees Among Us*, Heyday, Berkeley, 2008

Ritter, Matt, *California Plants "A Guide to Our Iconic Flora,"* Pacific Street Publishing, 2018 ISBN: 978-0-9998960

Web sites as resources:

<https://www.cal-ipc.org/>

<https://www.google.com>

<https://selecttree.calpoly.edu/>

Appendix A

Assumptions and Limiting Conditions

1. Any Legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are supposed 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.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimony or attend court because 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.
4. The loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply the right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior, expressed written or verbal consent of the consultant/appraiser.
6. Neither all nor any part of the contents of this report, nor a copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, the 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.
7. This report and 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.
8. Sketches, diagrams, graphs, 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.
9. 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 investigation is limited to visual examination of available items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems and deficiencies of the plants or property in question may not arise in the future.

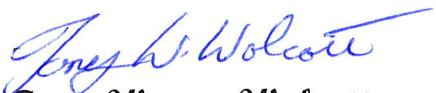
Appendix B

Certificate of Performance

I, Tony Wayne Wolcott, certify that:

- I have personally inspected the subject tree, and the area on the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of Assignment.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias concerning the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions have been developed, and this report has been prepared to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated outcomes, or the occurrence of any subsequent events.

I further certify that I am a member of good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Arboriculture and the care and study of trees for over 33 years.

Signed: 
Tony Wayne Wolcott

Date: August 7, 2022

Appendix C

Tree Survey

APN 166-160-015 Withers Ave Tree Survey

Tree #	Species		WayPoint		DBH Dia in.	Tree Condition (0-5)				Tree Canopies ft.			
	Key#	Name	Latitude	Longitude		Health	Structure	Form	Overall	N	W	S	E
1	3	claro walnut	37.93202	-122.08775	21				0				
2	4	California buckeye	37.93196	-122.08758	10 m	3	2	2	2	0	3	7	8
3	4	California buckeye	37.93201	-122.0876	9 m	2	2	1	2	3	7	9	2
4	5	coast live oak	37.93201	-122.08749	9	4	3	3	3	4	6	10	5
5	10	valley oak	37.93202	-122.08775	11.5	4	3	2	3	0	10	12	8
6	5	coast live oak	37.93195	-122.08748	9.5				0				
7	10	valley oak	37.9321	-122.08756	7	4	2	2	3	0	3	15	0
8	10	valley oak	37.93205	-122.08733	9.5	3	2	2	2	0	0	20	10
9	10	valley oak	37.93211	-122.08749	11.5	3	2	2	2	0	20	18	0
10	10	valley oak	37.9321	-122.08749	18.5	4	3	3	3	2	18	15	10
11	10	valley oak	37.93211	-122.08752	7	2	2	1	2	3	0	2	10
12	10	valley oak	37.93195	-122.08748	14	2	2	1	2	10	3	20	10
13	10	valley oak	37.93195	-122.08748	12	2	2	2	2	12	3	15	12
14	10	valley oak	37.93195	-122.08748	11.5				0				
15	10	valley oak	37.93205	-122.08755	9.5	1	1	1	1	0	0	0	16
16	10	valley oak	37.93204	-122.08719	16	4	3	3	3	10	8	18	8
17	10	valley oak	37.93204	-122.08719	9	2	2	1	2	5	10	10	0
18	10	valley oak	37.93213	-122.08743	7	1	1	1	1	3	15	0	12
19	5	coast live oak	37.93204	-122.08735	11	3	4	3	3	5	4	10	10
20	10	valley oak	37.93213	-122.08748	8	2	2	2	2	0	8	8	8

Species Key

2 - blue gum
 3 - claro walnut
 4 - California buckeye
 5 - coast live oak
 6 - redwood

7 - Monterey pine
 8 - olive
 9 - Canary Island pine
 10 - valley oak

Tree condition ranking: 0=dead
 1=very poor
 2=poor
 3=fair
 4=good
 5=excellent

APN 166-160-015 Withers Ave Tree Survey

Tree #	Species		WayPoint		DBH Dia in.	Tree Condition (0-5)				Tree Canopies ft.			
	Key#	Name	Latitude	Longitude		Health	Structure	Form	Overall	N	W	S	E
21	10	valley oak	37.93225	-122.0871	10	3	2	2	2	3	0	2	13
22	10	valley oak	37.93224	-122.0874	10	2	1	2	2	0	0	12	10
23	10	valley oak	37.93214	-122.08733	14	3	3	3	3	12	8	10	5
24	10	valley oak	37.93216	-122.08735	9.5	2	2	1	2	0	0	8	6
25	10	valley oak	37.93222	-122.08744	9	3	2	1	2	0	3	10	2
26	10	valley oak	37.93214	-122.08716	22.5	4	3	3	3	20	8	21	15
27	10	valley oak	37.93224	-122.0873	9.5	3	3	2	3	10	4	6	10
28	10	valley oak	37.93225	-122.08728	11	3	2	2	2	5	2	3	8
29	10	valley oak	37.93215	-122.08729	13	3	3	2	3	8	12	20	12
30	8	olive	37.93227	-122.08733	14				0				
31	10	valley oak	37.93226	-122.08728	11	3	2	2	2	8	0	0	18
32	10	valley oak	37.93233	-122.08733	10	2	2	1	2	10	10	12	8
33	7	Monterey pine	37.93204	-122.08719	28	4	3	3	3	6	5	12	13
34	7	Monterey pine	37.93238	-122.08717	26	3	2	2	2	12	21	12	21
35	7	Monterey pine	37.93201	-122.08694	23	3	1	1	1	30	15	6	10
36	10	valley oak	37.93195	-122.08701	9.5	3	3	2	3	5	4	7	0
37	6	redwood	37.93225	-122.08727	8	3	4	4	3	5	8	10	6
38	10	valley oak	37.93192	-122.08699	6.5	4	4	4	4	3	10	5	3
39	5	coast live oak	37.93229	-122.08739	8,9,10.5, 13.5 m	3	3	3	3	18	12	20	8
40	10	valley oak	37.93227	-122.08745	6.5	3	3	3	3	0	7	8	0

Species Key #

2 - blue gum

3 - claro walnut

4 - California buckeye

5 - coast live oak

6 - redwood

7 - Monterey pine

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9 - Canary Island pine

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Tree condition ranking:

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3=fair

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APN 166-160-015 Withers Ave Tree Survey

Tree #	Species		WayPoint		DBH Dia in.	Tree Condition (0-5)				Tree Canopies ft.			
	Key#	Name	Latitude	Longitude		Health	Structure	Form	Overall	N	W	S	E
41	10	valley oak	37.9322	-122.0875	14	4	3	3	3	13	5	10	15
42	8	olive	37.93229	-122.08733	5,3,4 m	4	2	2	3	6	11	6	6
43	10	valley oak	37.93238	-122.08748	9	2	2	2	2	2	10	6	4
44	10	valley oak	37.93255	-122.08748	10	3	4	3	3	7	6	5	3
45	10	valley oak	37.93263	-122.08748	10	3	2	1	2	6	18	5	0
46	10	valley oak	37.93246	-122.08738	20	3	3	2	3	18	20	18	18
47	10	valley oak	37.93227	-122.087	13	3	3	2	3	15	6	3	9
48	10	valley oak	37.93197	-122.08693	7, 3.5 m	3	2	2	2	3	6	8	0
49	10	valley oak	37.9324	-122.08721	18	4	3	2	3	18	25	0	0
50	6	redwood	37.9324	-122.08721	13	4	4	4	4	3	3	6	4
51	10	valley oak	37.93227	-122.08699	8.5	2	1	1	1	8	0	0	20
52	10	valley oak	37.93227	-122.08699	7.5	3	2	2	2	0	0	4	8
53	10	valley oak	37.93246	-122.0873	12.5	4	2	2	3	20	0	0	15
54	10	valley oak	37.93248	-122.08721	6.5	3	3	2	3	3	6	5	8
55	10	valley oak	37.93239	-122.0873	8.5	2	2	2	2	15	10	3	8
56	10	valley oak	37.93253	-122.08728	12	4	3	3	3	12	6	15	10
57	10	valley oak	37.93251	-122.08711	14.5	4	3	2	3	6	18	10	8
58	10	valley oak	37.93248	-122.08719	8.5	3	2	1	2	15	0	0	25
59	10	valley oak	37.93251	-122.08709	7	2	1	1	1	12	0	0	10
60	10	valley oak	37.93263	-122.08693	15	3	1	1	2	0	0	25	20

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Tree #	Species		WayPoint		DBH Dia in.	Tree Condition (0-5)				Tree Canopies ft.			
	Key#	Name	Latitude	Longitude		Health	Structure	Form	Overall	N	W	S	E
61	10	valley oak	37.93244	-122.087	10	3	3	2	3	22	10	0	10
62	10	valley oak	37.93236	-122.08698	12.5	4	3	2	3	20	12	0	12
63	10	valley oak	37.93236	-122.08698	7	3	3	2	3	0	3	8	2
64	10	valley oak	37.93257	-122.08714	10	3	2	1	2	0	0	5	20
65	10	valley oak	37.93269	-122.08717	11.5	3	2	2	2	26	0	0	30
66	7	Monterey pine	37.93256	-122.0872	19	2	1	1	1	0	10	30	12
67	10	valley oak	37.93251	-122.08723	14.5	2	2	1	2	10	15	15	0
68	3	claro walnut	37.93238	-122.08772	27				0				
69	10	valley oak	37.93271	-122.08726	13.5	2	3	3	3	10	15	10	12
70	10	valley oak	37.93322	-122.08745	7	2	2	3	2	6	0	7	6
71	10	valley oak	37.9324	-122.0876	38	3	4	4	4	30	30	25	30
72	10	valley oak	37.93269	-122.08792	7	3	4	4	4	3	3	5	5
73	10	valley oak	37.93274	-122.08794	23.5	4	3	4	4	25	18	25	13
74	10	valley oak	37.93274	-122.08794	9.25	2	2	1	2	0	0	8	3
75	10	valley oak	37.93276	-122.08801	10.5	1	1	1	1	5	3	10	3
76	10	valley oak	37.93262	-122.08809	18, 8.5 m				0				
77	10	valley oak	37.93289	-122.0879	8.25	2	2	1	2	13	2	0	13
78	10	valley oak	37.93279	-122.08778	11, 7, 13 m	2	2	1	2	15	10	13	10
79	10	valley oak	37.93298	-122.08814	14	2	2	2	2	8	2	2	9
80	10	valley oak	37.93278	-122.0884	17	1	2	1	1	13	15	13	18

Species Key

2 - blue gum

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6 - redwood

7 - Monterey pine

8 - olive

9 - Canary Island pine

10 - valley oak

Tree condition ranking:

0=dead

1=very poor

2=poor

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APN 166-160-015 Withers Ave Tree Survey

Tree #	Species		WayPoint		DBH Dia in.	Tree Condition (0-5)				Tree Canopies ft.			
	Key#	Name	Latitude	Longitude		Health	Structure	Form	Overall	N	W	S	E
81	10	valley oak	37.93274	-122.08804	7, 8 m	2	2	1	2	9	14	6	0
82	10	valley oak	37.93321	-122.0875	11.5	2	2	2	2	6	5	8	12
83	10	valley oak	37.93305	-122.08806	12, 10 m	3	3	2	3	18	10	10	13
84	10	valley oak	37.93326	-122.08766	17.5	1	1	1	1	15	15	15	15
116	10	valley oak	37.93263	-122.0882	9, 7 m	1	1	1	1	13	12	12	9
117	10	valley oak	37.93262	-122.08802	10.5	3	2	2	2	11	14	13	3
118	10	valley oak	37.93272	-122.08808	10	3	3	2	3	12	8	5	9
119	10	valley oak	37.93266	-122.08813	12.5	2	2	1	2	8	11	15	14
120	10	valley oak	37.93304	-122.08719	9.5, 10 m	3	3	3	3	15	18	18	17
121	10	valley oak	37.93242	-122.08802	10.5	3	3	3	3	12	19	14	15
122	10	valley oak	37.93242	-122.08813	8.5, 9.5 m	3	2	2	2	20	18	20	23
123	10	valley oak	37.93251	-122.08813	6.5	3	2	2	2	0	2	20	8
124	10	valley oak	37.93241	-122.08815	12.5	2	2	2	2	10	11	20	13
125	10	valley oak	37.93228	-122.08816	11.5	2	3	2	2	16	12	12	1
126	10	valley oak	37.93238	-122.0881	15.5	2	3	3	3	12	19	25	18
127	10	valley oak	37.93223	-122.08793	17.5	2	3	2	2	25	21	22	16
128	10	valley oak	37.93224	-122.08807	9	4	3	2	3	12	4	8	15
129	10	valley oak	37.93217	-122.08794	17	3	3	3	3	9	20	25	16
130	10	valley oak	37.9323	-122.08791	16	3	3	3	3	14	18	16	15
131	3	claro walnut	37.9318	-122.08721	13,10.5, 12,12 m	1	1	1	1	18	23	20	23

Species Key

- | | |
|------------------------|------------------------|
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| 5 - coast live oak | 10 - valley oak |
| 6 - redwood | |

Tree condition ranking:

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APN 166-160-015 Withers Ave Tree Survey

Tree #	Species		WayPoint		DBH Dia in.	Tree Condition (0-5)				Tree Canopies ft.			
	Key#	Name	Latitude	Longitude		Health	Structure	Form	Overall	N	W	S	E
132	10	valley oak	37.93179	-122.08778	22.5	4	3	3	3	22	20	34	29
133	10	valley oak	37.93193	-122.08787	13, 6.5 m	4	3	4	4	18	8	9	19
134	5	coast live oak	37.93193	-122.08797	19.5	4	2	3	3	3	26	24	17
135	10	valley oak	37.93192	-122.088	16, 14, 14 m	3	2	2	2	23	17	14	25
136	10	valley oak	37.93198	-122.08811	13, 9, 11 m	3	2	2	2	17	19	3	11
137	10	valley oak	37.93208	-122.08794	14.5	2	2	2	2	19	16	14	16
138	10	valley oak	37.93198	-122.08815	13	2	3	2	2	19	18	17	13
139	10	valley oak	37.93201	-122.08792	11.5	2	3	2	2	5	8	8	3
140	10	valley oak	37.93153	-122.08588	8	1	1	1	1	6	4	3	3
141	5	coast live oak	37.93192	-122.08859	9,16,11, 21 m	3	3	4	3	33	28	30	30
142	5	coast live oak	37.93203	-122.0884	5.5, 3.5 m	4	4	3	4	8	5	7	6
143	10	valley oak	37.93204	-122.08833	20	2	3	3	3	16	18	13	14
147	10	valley oak	37.93222	-122.08835	9.5	2	3	2	2	12	8	11	13
148	10	valley oak	37.93245	-122.08825	15.5, 9.5 m	3	3	3	3	28	18	16	15
149	10	valley oak	37.93229	-122.08823	18	3	2	3	3	13	14	18	17
150	10	valley oak	37.93214	-122.08813	7.5	1	1	1	1	6	13	10	4
151	10	valley oak	37.93228	-122.08817	5.5, 7.5 m	3	3	2	3	2	13	17	12
152	10	valley oak	37.93271	-122.08749	7	3	2	2	2	5	4	5	5
153	10	valley oak	37.93266	-122.08757	6.5	3	3	3	3	4	4	4	4
154	10	valley oak	37.93257	-122.08756	7	4	3	3	3	5	3	7	5

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Tree #	Species		WayPoint		DBH Dia in.	Tree Condition (0-5)				Tree Canopies ft.			
	Key#	Name	Latitude	Longitude		Health	Structure	Form	Overall	N	W	S	E
155	10	valley oak	37.93266	-122.08767	9	3	3	3	3	8	12	14	12
156	10	valley oak	37.93332	-122.08746	7	3	2	2	2	0	8	14	10
157	5	coast live oak	37.9329	-122.08719	13.5	2	1	1	1	0	28	17	0
158	10	valley oak	37.93293	-122.08768	14	3	2	2	2	0	20	22	0
159	10	valley oak	37.93301	-122.08774	9.5	3	3	3	3	12	16	10	5
160	10	valley oak	37.93288	-122.08786	8, 8 m	4	3	3	3	5	12	14	8
161	10	valley oak	37.9329	-122.0879	13	3	3	2	3	6	12	9	8
162	10	valley oak	37.93296	-122.08792	11.5	3	2	2	2	11	6	12	13
163	10	valley oak	37.93288	-122.08794	12, 10.5 m	3	2	3	3	8	12	23	16
164	9	Canary Island pine	37.93292	-122.08795	18, 16 m	4	3	3	3	10	15	28	15
165	5	coast live oak	37.93312	-122.08829	8.5	5	4	4	4	8	11	10	8
166	10	valley oak	37.93279	-122.08791	11.5	2	3	3	3	9	5	13	13
167	10	valley oak	37.9328	-122.08852	18.5	2	3	3	3	20	20	19	16
168	10	valley oak	37.93267	-122.08832	15	2	2	3	2	8	10	12	9
169	2	blue gum	37.93263	-122.08847	28 m	2	1	1	1	10	8	10	10
170	2	blue gum	37.93254	-122.08836	38 m	1	1	1	1	8	8	8	8
171	10	valley oak	37.93254	-122.08839	20.5	3	4	4	4	20	23	23	19
172	10	valley oak	37.93245	-122.08826	9.5	2	2	1	2	0	12	16	5
173	10	valley oak	37.93251	-122.08826	7, 7 m	1	2	1	1	6	3	10	6
174	10	valley oak	37.93245	-122.08842	6.5	2	2	3	2	8	5	4	10

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	Key#	Name	Latitude	Longitude		Health	Structure	Form	Overall	N	W	S	E
175	5	coast live oak	37.93243	-122.08832	14	4	3	3	3	5	12	12	8
176	10	valley oak	37.93239	-122.08828	14	3	4	4	4	5	22	10	12
177	10	valley oak	37.93245	-122.08851	10	3	3	2	3	2	8	13	2
178	10	valley oak	37.93233	-122.08841	10	2	2	2	2	10	8	10	8
179	3	claro walnut	37.93266	-122.08744	13, 10 m	1	1	1	1	2	3	10	20
180	10	valley oak	37.93258	-122.0872	20	3	3	2	3	38	0	38	35
181	10	valley oak	37.93264	-122.08694	26	4	4	3	4	21	17	32	21

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