



Attachment 6

Attachment 12 –

Arborist Report



*Corporate Headquarters
1500 North Mantua Street
P.O. Box 5193
Kent, OH 4240-5193
330-673-5685
Toll Free 1-800-828-8312
Fax: 330-673-0860*

*Northern California Office
PO Box 5321
Larkspur, CA 949
916-899-7917
Lori.Murphy@Davey.com*

ARBORIST REPORT AND TREE PROTECTION PLAN

CA-7286
5017 Terrace Ave.
Lakeport, CA

December 2023





Arborist Report & Tree Protection Plan for
5017 Terrace Ave. (CA-7286)
Lakeport, CA

Prepared for:

Assurance Development
1499 Huntington Drive, Suite 305
South Pasadena, CA • 91030

December 2023

Prepared by:

Davey Resource Group
A Division of The Davey Tree Expert Company
1500 North Mantua Street
Kent, OH 44240

Contact:

Lori Murphy
ISA Board Certified Master Arborist #WE-7844BM
ASCA Registered Consulting Arborist #780
ISA Tree Risk Assessment Qualified
www.daveyresourcegroup.com

Notice of Disclaimer

Inventory data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Davey Resource group is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Davey Resource Group provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the inventoried trees.

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Summary

In October of 2023, Davey Resource Group (DRG) was contracted by Ms. Samantha Herrmann of Assurance Development to conduct a tree inventory and develop a tree protection plan for the trees in the area of impact from installation of a cell phone tower, road widening, and a turnaround access road at 5017 Terrace Ave. in Lakeport, California. The request was made to assess the current condition of the trees and establish a tree protection plan based on the findings.

On November 27 of 2023, an International Society of Arboriculture (ISA) Certified Arborist (Matthew Thomas, #WE-14905A) from Davey Resource Group conducted the evaluation of fifty-one (51) trees that may be impacted by development. The trees were assessed by their location, size, health, form, and structure. This data was used to determine if the trees fall under the definition of protected or regulated as defined by the City of Lakeport, and then used to calculate the critical root zone (CRZ) and structural root zone (SRZ) of the trees. These calculations will help guide construction options and mitigate potential impacts to the trees.

The trees were located at 5017 Terrace Ave. in Lakeport, CA. The trees were assessed if they were 6-inches or greater (diameter) and had any part of the drip line overhanging the proposed project site. All of trees on site were native oak trees and considered protected native trees. Under the current plans, no trees are planned for removal but several tree canopies overhang the project limits of disturbance and will need pruning for clearance to accommodate the proposed development. Additionally, the planned access road improvements to the existing road is beneath the canopies of several of the oak trees and impacts within their root zones is expected. Although the unimproved road is compacted from previous use, recommendations to mitigate further soil compaction are outlined in this report. Tree protection fencing is required to be installed along the Tree Protection Zone (TPZ), as described in the Conclusions and Recommendations. Any excavation within the TPZ of the oak trees should be done under arborist supervision and may require adjustment if substantial roots are encountered.

Introduction

Background

Assurance Development and the property owners are planning a construction project on an undeveloped section of at 5017 Terrace Ave. (APN #029-031-180-000) in Lakeport, CA. The plans include the construction of one cell phone tower, improving the access road to a width of 12 feet, and adding a fire truck turnaround to the access road. The most recent design plans were used to evaluate impacts to trees on site and on adjacent parcels (if applicable).

Assignment

The arborist visually assessed any tree (6-inches or greater in diameter) on the property or adjacent properties with drip lines overhanging the property. Following data collection, specific tree preservation plan elements were calculated that identified each tree's critical and structural root zones (CRZ and SRZ) to better ensure survivability during the planned development.

The applicant and arborist shall use the criteria set forth in the City of Lakeport Tree Preservation Ordinance [Ch. 17.21](#). As such, a protected tree is defined as: "Existing native trees on proposed development sites with a diameter of six inches or more including, but not limited to, oak, willow, cottonwood, and redwood". These trees "shall not be cut down, removed, or otherwise destroyed except as provided herein."

Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground on November 27 of 2023, and no soil excavation to expose roots was performed. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated trees in the future. No physical inspection of the upper canopy, sounding, resistance drilling, or other technologies were used in the evaluation of the trees.

Purpose and Use of Report

The purpose of this report is to provide a summary inventory of all trees within the project area, including an assessment of the current condition and health, as well as providing a tree protection plan for all evaluated trees/canopies that may be impacted by construction plans. The findings in this report can be used to make informed decisions on design planning and be used to guide long-term care of the trees. This report and detailed tree protection plan can also be submitted to the City of Lakeport for permitting purposes and/or design review.

Observations

Methods

A visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Data collection included measuring the diameter (in inches) of trees at approximately 54 inches above grade (DBH), height estimation, a visual assessment of tree condition, structure, and health, and a photographic record. Multi-stem trees had all trunks summed and averaged. A rating percentage (0-100%) was assigned for each tree's health, structure, and form, and the lowest percentage was used as the overall tree condition. Condition ratings were based on but not limited to: (1) the condition and environment of the tree's root crown; (2) the condition of the trunk, including decay, injury, callusing or presence of fungus; (3) the condition of the limbs, including strength of crotches, amount of dead wood, hollow areas, and whether there was excessive weight borne by them; (4) the condition and growth rate history of the twigs, including pest damage and diseases; (5) the leaf appearance, including abnormal size and density as well as pest and disease damage.

Using an average of the above factors together with the arborist's best judgment, the health, structure, and form of each tree was rated using the following scale:

- **Excellent (90%-100%):** High vigor and near perfect health with little or no twig dieback, discoloration, or defoliation. Nearly ideal and free of structural defects. Nearly ideal form for the species and generally symmetrical.
- **Good (70%-89%):** Vigor is normal for the species and no significant damage due disease or pests. Twig dieback, discoloration, or defoliation is minor. Well developed structure with minor defects that can be corrected easily. Minor asymmetries/deviations from species norm. Function and aesthetics are not compromised.
- **Fair (50%-69%):** Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the canopy. A single structural defect of a significant nature or multiple moderate defects. Structural defects are not practical to correct or would require multiple treatments over several years. Major asymmetries/deviations from species norm. Function and aesthetics are compromised.
- **Poor (30%-49%):** Unhealthy and declining in appearance. Poor vigor and low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig or branch dieback. A single serious structural defect or multiple significant defects. Observed structural problems cannot be corrected. Failure may occur at any time. Largely asymmetrical or abnormal form. Form detracts from aesthetics or intended use to a significant degree.
- **Very Poor (1%-29%):** Poor vigor and appears to be dying. Little live foliage. Single or multiple severe structural defects. Visually unappealing and provides little or no function in the landscape.
- **Dead (0%)**

A preservation priority was assigned to each tree on a scale of 1 to 4: a rating of 1 representing the highest priority for protection due to excellent overall condition, unique specimen, or high value tree; a rating of 2 for a tree in good to excellent condition and worthy of protection but not uniquely value; a rating of 3 for a fair condition tree that can be easily replaced; and a rating of 4 for trees in poor to critical condition that should be removed under most circumstances.

Site Observations

The project site is located in the city of Lakeport, Lakeport County, at 5017 Terrace Ave. The site is approximately 30 acres in size with an existing dirt and gravel access road across the northern section of the property. This road is approximately 12 feet wide and the soil is compacted from vehicle use. Commercial businesses are located just north of the site. Many naturally occurring oak trees and manzanita shrubs stand throughout the property and no irrigation was observed.

Tree Observations

Fifty-one trees were assessed within the planned project area comprising two distinct species. The majority were blue oaks (*Quercus douglasii*, 49 trees) and two were valley oaks (*Quercus lobata*). Most of the trees (49) were in fair condition, and two were in good condition. Tree diameters ranged from 6 inches to 33 inches with an average of 15 inches. Tree heights ranged from 15 feet to 50 feet with an average of 34.6 feet. All of the assessed tree are considered protected by the City of Lakeport.

Tree photographs can be found in Appendix A and a complete Tree Inventory and Condition Assessment can be found in Appendix B.

Tree Protection Zones and Root Zones

The Tree Protection Zone (TPZ) is often considered as the area around a tree within the drip line radius, determined by measuring the length of the longest horizontal branch from the center of the trunk to the outermost point of the dripline. For this project, DRG recommends a conservative root zone area calculation standard as follows:

The trunk diameters of the surveyed trees were used to illustrate the potential critical root zone (CRZ) of each tree. The CRZ is considered the maximum possible radius of the root zone of a tree. The CRZ was calculated by multiplying the DBH by 1 foot. For instance, tree #1 has a DBH of 20 inches and a calculated CRZ of 20 feet (20 x 1). This distance may extend beyond the tree canopy drip line and is normally considered the tree protection zone (TPZ). Tree protection fencing is commonly installed at the drip line or the edge of CRZ to prevent soil compaction and damage to the root zone or canopy.

Like the CRZ, the structural root zone (SRZ) was also calculated using a commonly accepted method established by Dr. Kim Coder in *Construction Damage Assessments: Trees and Sites*.¹ In this method, the root plate size (i.e. pedestal roots, zone of rapid taper area, and roots under compression) and limit of disruption based upon tree DBH is considered as a minimum distance that any disruption should occur during construction. Significant risk of catastrophic tree failure exists if structural roots within this given radius are destroyed or severely damaged. The SRZ is the area where minimal or no disturbance should occur without arborist supervision. Both the CRZ and SRZ for the surveyed trees are listed in Appendix B, Table 1.

Conclusion and Recommendations

The design plans show all fifty-one of the assessed trees are adjacent to the limits of disturbance of the planned project. The existing access road will be improved under the driplines of several oak tree and as site upgrades are occurring within and near the Tree Protection Zone, tree protection measures will be necessary to preserve these trees. Impacts to the oak trees are expected to be low following the recommended measures. Tree protection fencing

¹ Dr. Kim D. Coder, University of Georgia June 1996

should be installed at or beyond the dripline of the oak trees. Any excavation within the TPZ of the trees should be done by hand and supervised by a Certified Arborist.

Soil compaction limits air and gas exchange through soil, and also limits water penetration into the soil. These factors can contribute to root damage and tree stress. Recommended access road improvement strategy to reduce soil compaction of root zones – install geo-grid ground stabilizers such as [Tensar Triax Geogrid](#) over existing grade. This is used as bottom layer under aggregate. Additional benefits include strengthening and stabilizing ground for longer lasting surfaces.

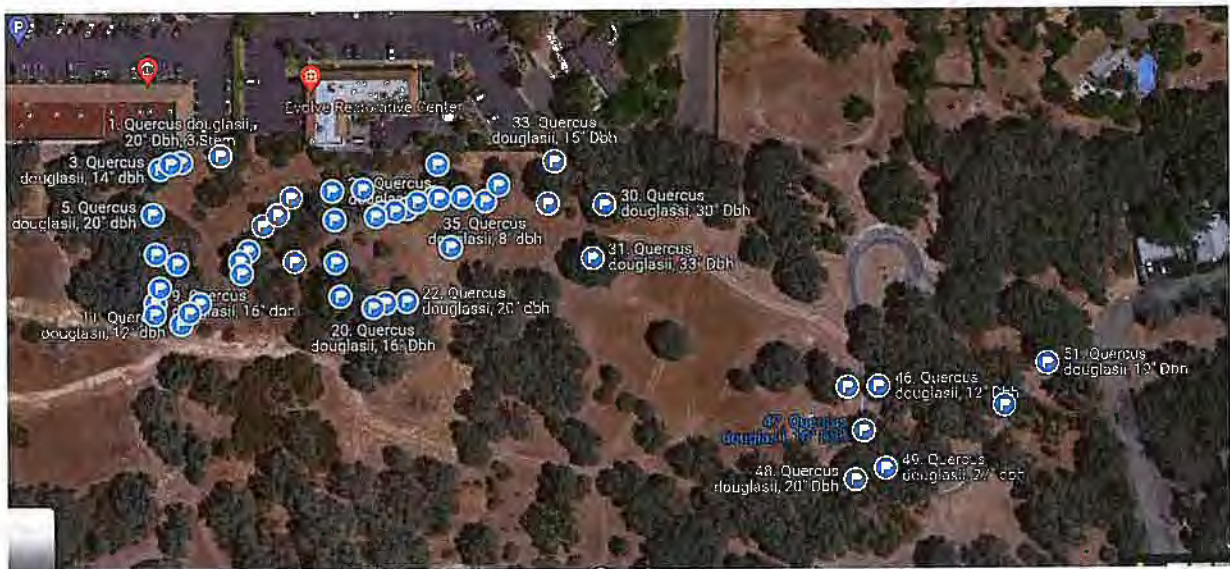
Pruning of lower branches for clearance will be necessary to provide equipment access. Any necessary pruning shall follow ANSI A300 standards, with no more than 20% of the live canopy removed.

Additional tree preservation guidelines are as follows:

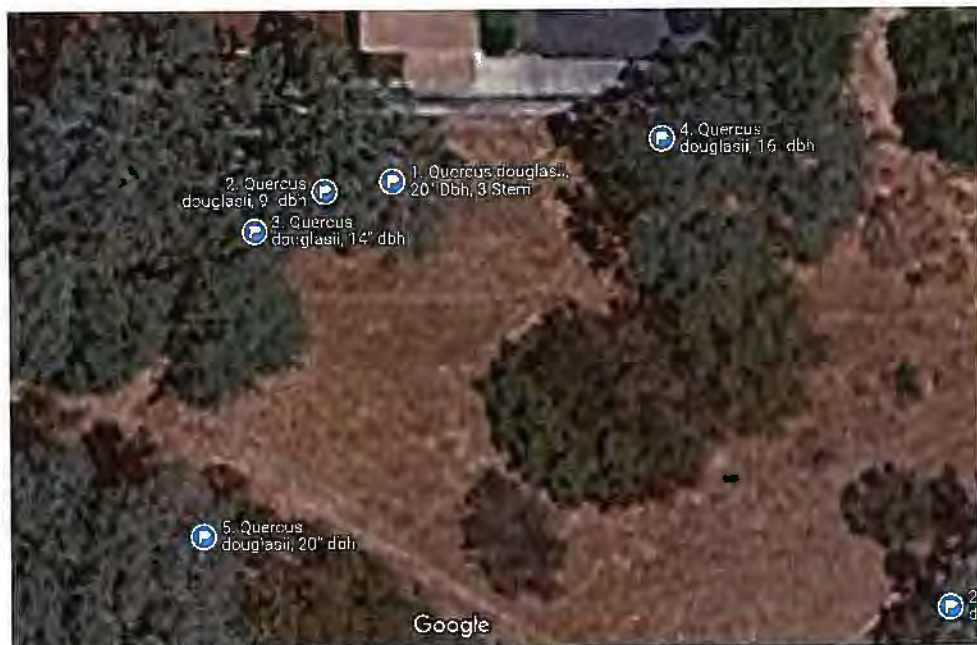
- No intrusion whatsoever may occur to the SRZ of any tree to be retained.
- Table 2 below provides the CRZ, SRZ, and TPZ of the trees that may be impacted by the planned construction.
- Due to the sensitive nature of working within the TPZ of trees to be retained, any excavation or grading **within the TPZ** of protected trees must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (≥ 2 inches in diameter) approved for pruning should be cut cleanly and photo documented. If substantial/structural roots are encountered and not recommended for pruning, the on-site Arborist may require tree removal if design plans cannot be changed.
- Applying a 4 inch layer of wood chip mulch to the TPZ (listed in Table 2) of trees in the work area, particularly if the entire TPZ cannot be fenced due to construction, is a best practice that is highly recommended. **This includes the section of driveway beneath the canopy of the oak tree as heavy equipment can compact the soil within the root zone. Mulch should be topped with plywood to distribute the weight of heavy equipment on the driveway under the oak canopy during development.**
- Tree Protection Zone (TPZ) fencing shall be a minimum of 6 feet high, constructed of chain link or polyethylene laminar safety fencing or similar material subject to approval by an ISA Certified Arborist, and stabilized using pier blocks. Avoid posts or stakes which may damage the root zone.
- “Tree Protection Area - Keep Out” or similar signs shall accompany the TPZ fencing every 15 feet and include contact information to report violations.
- TPZ fencing **shall** remain in place until such time as the Planning staff or City Arborist is assured the trees are no longer in danger of construction damage. If the fencing is removed for any amount of time during the construction process, the project arborist and/or City Arborist must be on site to ensure that no damage to the tree(s) occurs.
- Parking of vehicles and/or storage or dumping of equipment, debris, or materials, including solvents, paints, oil, gasoline, chemicals, or other toxic substances that may be harmful to trees shall occur within the drip line of any tree, or any other location on the site from which such substances might enter the drip line of trees which are designated to remain on the project site is prohibited during all phases of construction, including site preparation.
- If any irrigation system is damaged by the excavation, it should be inspected and repaired by a qualified irrigation technician.
- Mycorrhizal treatment can increase nutrient accessibility and compensate for root loss and is a good practice the property owner may consider if significant roots are encountered and must be cut.
- After construction is complete, the retained trees should be monitored for one year and a Certified Arborist should be contacted to inspect if any lean, limb die-back, leaf drop, or foliage discoloration develops.
- All heavy equipment should remain outside of the TPZs, and trenching within the TPZ of any Heritage or protected tree should be performed with hand tools and supervised by a Certified Arborist to monitor and document impacts.

- Any roots exposed during excavation must be kept moist if left uncovered for over 12 hours. Covering with wet burlap or similar material and regularly inspecting twice/day to ensure roots remain damp is recommended.
- Ensure the area within the TPZ receives the **weekly watering** equivalent to the amount of average natural rainfall for the specific development site. When the amount of natural rainfall received is less than the historical average, manual watering methods should be employed. The on-site Certified Arborist can make the determination when additional manual watering is necessary.
- All excavated areas within a TPZ must be backfilled as soon as possible with clean, native topsoil.
- Contractor is responsible for compliance with Tree Protection Plan. Failure to fully comply with the restrictions, conditions, and mitigation measures of the Tree Protection Plan, may result in the issuance of a stop-work order, and may also result in the imposition of fines, penalties, or both.

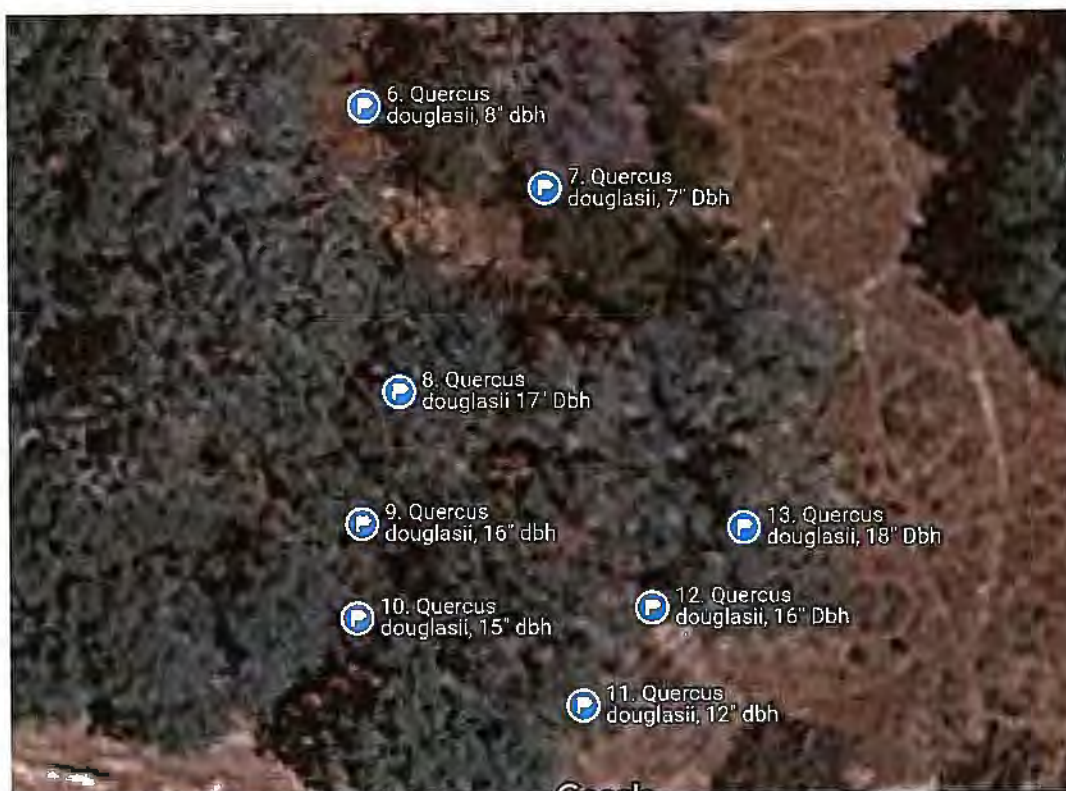
Appendix A – Site Maps



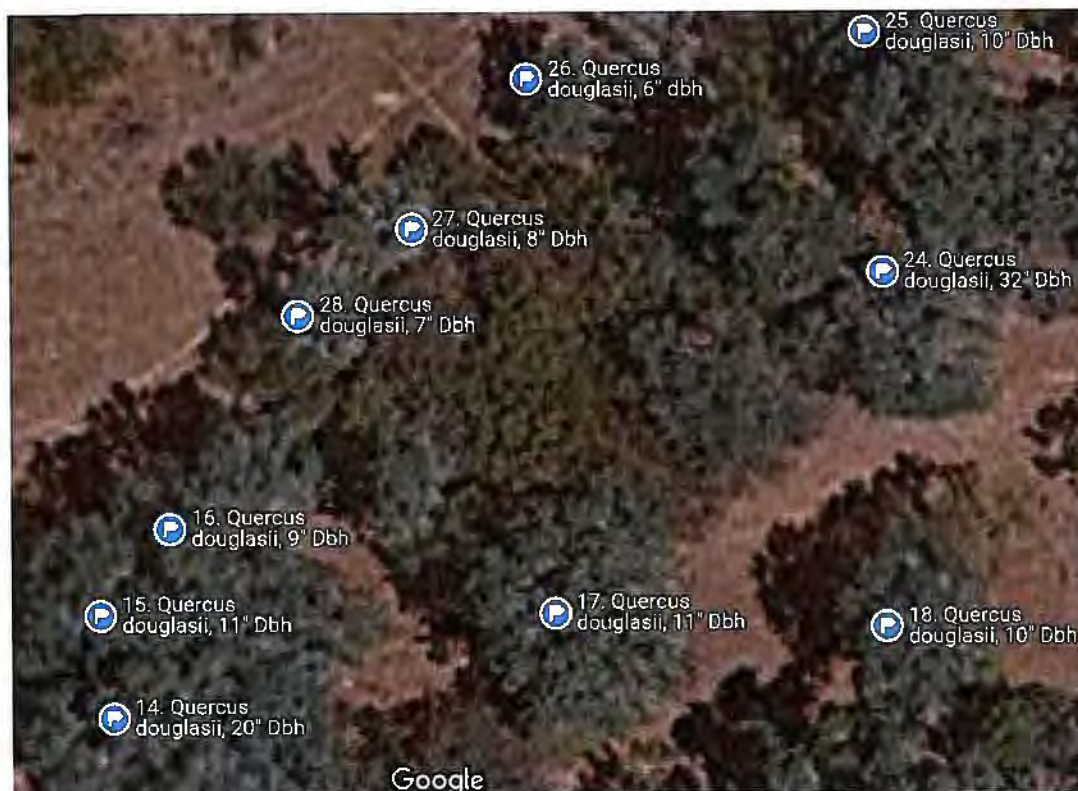
Aerial view of entire site and tree locations.



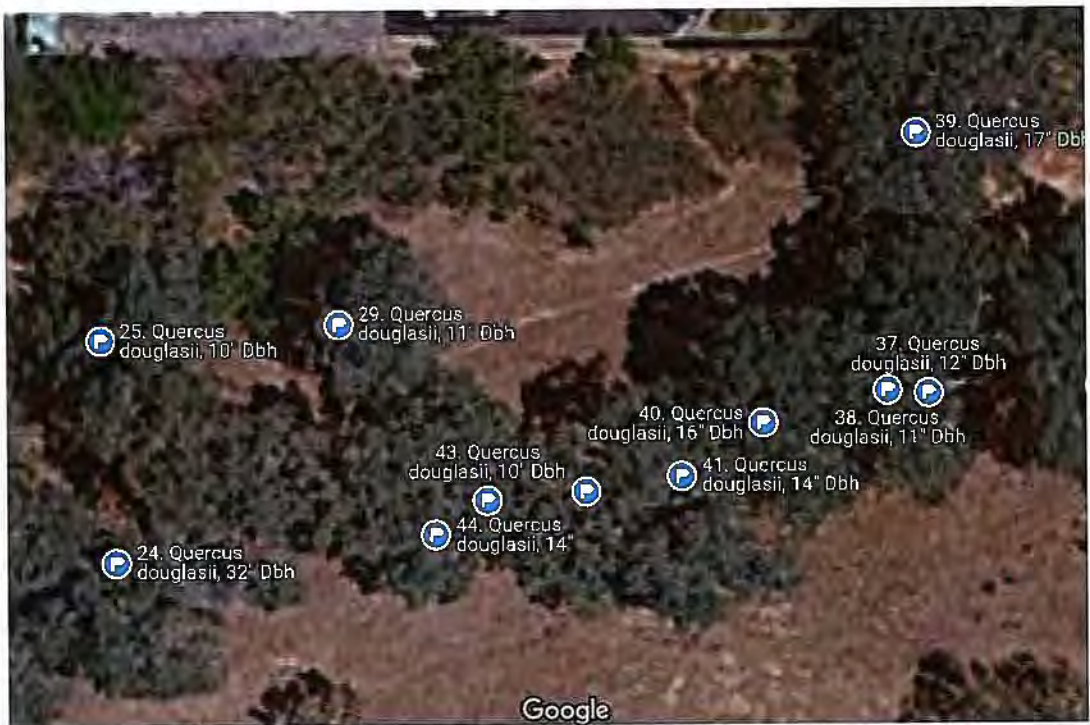
Map 1 - Site of proposed cell tower installation.



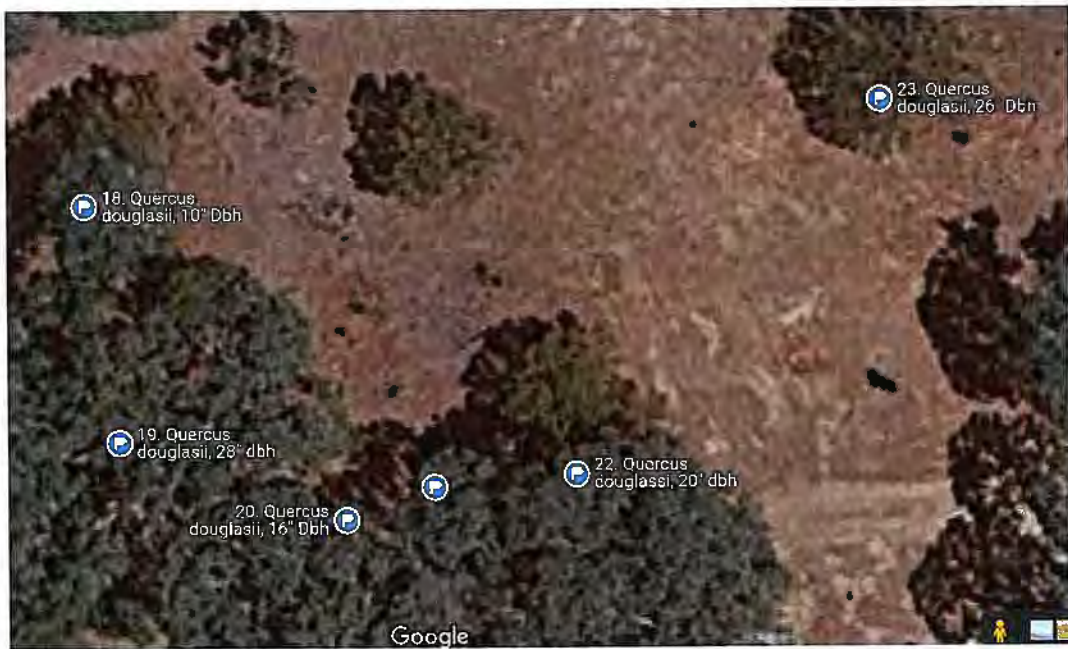
Map 2 - South of cell tower site.



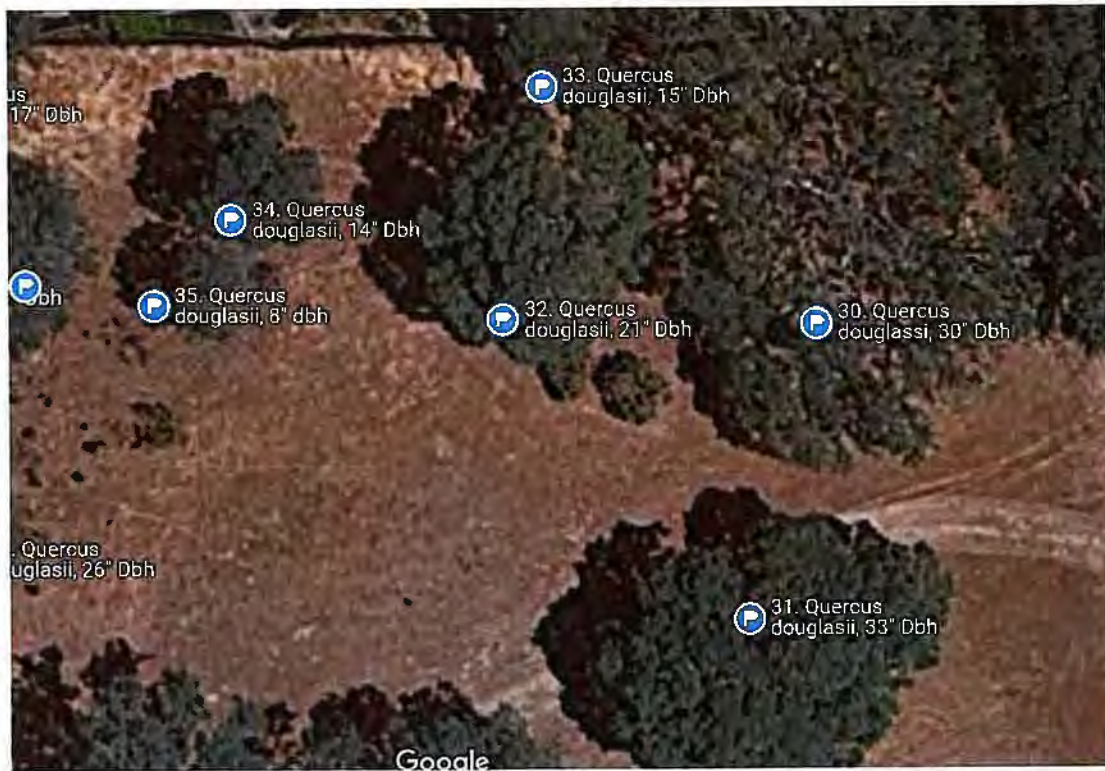
Map 3 - East of cell tower site - trees 14-18, and 24-28.



Map 4 - Trees located adjacent to access road.



Map 5 - Trees #18-23.



Map 6 - North central section of access road.



Map 7 - East end of access road, entrance from Terrace Ave.

Appendix B – Tree Data Tables

Table 1. Tree Inventory

Tree #	DBH (in)	Stems	Common Name	Species	Condition	Height (ft)	Canopy Radius (ft)	CRZ (Radius in ft)	SRZ (Radius in ft)	TPZ (Radius in ft)
1	20	3	Blue oak	Quercus douglasi	Fair	35	25	20	6.5	25
2	9	1	Blue oak	Quercus douglasi	Fair	35	20	9	3	20
3	14	1	Blue oak	Quercus douglasi	Fair	40	25	14	4.5	25
4	16	1	Blue oak	Quercus douglasi	Fair	35	24	16	5.25	24
5	20	2	Blue oak	Quercus douglasi	Fair	35	22	20	6.5	22
6	8	1	Blue oak	Quercus douglasi	Fair	25	15	8	3	15
7	7	1	Blue oak	Quercus douglasi	Fair	25	15	7	3	15
8	17	1	Blue oak	Quercus douglasi	Fair	35	20	17	5.5	20
9	16	1	Blue oak	Quercus douglasi	Fair	40	25	16	5.25	25
10	15	2	Blue oak	Quercus douglasi	Fair	35	25	15	5.5	25
11	12	2	Blue oak	Quercus douglasi	Fair	35	20	12	4	20
12	16	2	Blue oak	Quercus douglasi	Fair	35	20	16	5.25	20
13	18	1	Blue oak	Quercus douglasi	Fair	40	25	18	6	25
14	20	1	Blue oak	Quercus douglasi	Fair	35	25	20	6.5	25
15	11	1	Blue oak	Quercus douglasi	Fair	35	15	11	4	15
16	9	1	Blue oak	Quercus douglasi	Fair	30	10	9	3	10
17	11	2	Blue oak	Quercus douglasi	Fair	30	20	11	4	20
18	10	1	Blue oak	Quercus douglasi	Fair	30	15	10	3.5	15
19	28	1	Blue oak	Quercus douglasi	Fair	50	30	28	9.25	30
20	16	1	Blue oak	Quercus douglasi	Fair	45	25	16	5.25	25
21	10	1	Blue oak	Quercus douglasi	Fair	35	20	10	5.25	20
22	20	1	Blue oak	Quercus douglasi	Fair	40	25	20	6.5	25
23	26	2	Blue oak	Quercus douglasi	Fair	40	20	26	8.5	20
24	32	1	Blue oak	Quercus douglasi	Fair	35	30	32	10.5	30
25	10	1	Blue oak	Quercus douglasi	Fair	25	10	10	3.5	10
26	6	1	Blue oak	Quercus douglasi	Fair	15	10	6	3	10
27	8	1	Blue oak	Quercus douglasi	Fair	25	10	8	3	10
28	7	1	Blue oak	Quercus douglasi	Fair	25	10	7	3	10
29	11	1	Blue oak	Quercus douglasi	Good	30	15	11	4	15
30	30	1	Blue oak	Quercus douglasi	Fair	50	35	30	10	35
31	33	1	Blue oak	Quercus douglasi	Fair	40	30	33	11	30
32	21	1	Blue oak	Quercus douglasi	Fair	45	25	21	7	25
33	15	1	Blue oak	Quercus douglasi	Fair	40	20	15	5	20
34	14	1	Blue oak	Quercus douglasi	Fair	30	15	14	4.5	15
35	8	1	Blue oak	Quercus douglasi	Fair	25	15	8	3	15
36	16	1	Blue oak	Quercus douglasi	Fair	35	20	16	5.25	20
37	12	1	Blue oak	Quercus douglasi	Fair	40	20	12	4	20
38	11	1	Blue oak	Quercus douglasi	Fair	35	20	11	4	20
39	17	2	Blue oak	Quercus douglasi	Fair	25	25	17	5.5	25
40	16	1	Blue oak	Quercus douglasi	Fair	35	15	16	5.25	15
41	14	1	Blue oak	Quercus douglasi	Fair	35	15	14	4.5	15
42	13	1	Blue oak	Quercus douglasi	Fair	35	15	13	4.25	15

Tree #	DBH (in)	Stems	Common Name	Species	Condition	Height (ft)	Canopy Radius (ft)	CRZ (Radius in ft)	SRZ (Radius in ft)	TPZ (Radius in ft)
43	10	1	Blue oak	Quercus douglasi	Fair	35	15	10	3.5	15
44	14	1	Blue oak	Quercus douglasi	Fair	35	15	14	4.5	15
45	7	2	Blue oak	Quercus douglasi	Fair	30	15	7	3	15
46	12	1	Blue oak	Quercus douglasi	Fair	30	15	12	4	15
47	10	2	Blue oak	Quercus douglasi	Fair	35	25	10	3.5	25
48	20	2	Blue oak	Quercus douglasi	Fair	40	30	20	6.5	30
49	27	1	Blue oak	Quercus douglasi	Fair	40	35	27	9	35
50	15	1	Valley oak	Quercus lobata	Fair	35	20	15	5.5	20
51	19	1	Valley oak	Quercus lobata	Good	40	20	19	6.25	20

Table 2. Preservation Priority, Protected/Removal Status, and Notes

Tree #	DBH (in, sum)	Common Name	Preservation Priority	Protected Tree (Y/N)	Proposed Removal (Y/N)	Notes
1	20	Blue oak	1	Y	N	
2	9	Blue oak	2	Y	N	
3	14	Blue oak	2	Y	N	Unbalanced canopy
4	16	Blue oak	1	Y	N	
5	20	Blue oak	2	Y	N	
6	8	Blue oak	2	Y	N	
7	7	Blue oak	3	Y	N	
8	17	Blue oak	1	Y	N	
9	16	Blue oak	1	Y	N	
10	15	Blue oak	2	Y	N	
11	12	Blue oak	2	Y	N	Co-dominant leaders
12	16	Blue oak	2	Y	N	
13	18	Blue oak	1	Y	N	
14	20	Blue oak	1	Y	N	
15	11	Blue oak	2	Y	N	Unbalanced canopy
16	9	Blue oak	2	Y	N	
17	11	Blue oak	2	Y	N	
18	10	Blue oak	2	Y	N	
19	28	Blue oak	1	Y	N	
20	16	Blue oak	1	Y	N	
21	10	Blue oak	2	Y	N	
22	20	Blue oak	1	Y	N	
23	26	Blue oak	1	Y	N	
24	32	Blue oak	1	Y	N	Prev. failures, d/w > 4"
25	10	Blue oak	2	Y	N	
26	6	Blue oak	2	Y	N	
27	8	Blue oak	2	Y	N	
28	7	Blue oak	2	Y	N	
29	11	Blue oak	1	Y	N	3' from existing road
30	30	Blue oak	1	Y	N	~20' from existing road
31	33	Blue oak	1	Y	N	Prev. failures, ~10' from existing road

Tree #	DBH (in, sum)	Common Name	Preservation Priority	Protected Tree (Y/N)	Proposed Removal (Y/N)	Notes
32	21	Blue oak	1	Y	N	10-15' from existing road
33	15	Blue oak	1	Y	N	~20' from existing road
34	14	Blue oak	1	Y	N	~5' from existing road
35	8	Blue oak	2	Y	N	
36	16	Blue oak	1	Y	N	10' from existing road
37	12	Blue oak	1	Y	N	
38	11	Blue oak	1	Y	N	10' from existing road
39	17	Blue oak	1	Y	N	10' from existing road
40	16	Blue oak	1	Y	N	10' from existing road
41	14	Blue oak	1	Y	N	
42	13	Blue oak	1	Y	N	
43	10	Blue oak	1	Y	N	
44	14	Blue oak	1	Y	N	
45	7	Blue oak		Y	N	3-5' from existing road
46	12	Blue oak		Y	N	8-10' from existing road
47	10	Blue oak	1	Y	N	3' from existing road
48	20	Blue oak	1	Y	N	10' from existing road
49	27	Blue oak		Y	N	overhangs road, sched. for pruning; d/w up to 4"
50	15	Valley oak	2	Y	N	slight lean over road
51	19	Valley oak	1	Y	N	5' from existing road

Appendix C – Tree Photographs (*additional photos available upon request)



Photo 1. Several oaks adjacent to the existing unimproved access road. Tree #25 (foreground)



Photo 2. Tree #31 is 10 feet from existing path and proposed gravel road. Tree protection measures outlined in this report shall be followed to minimize impacts from compaction within the TPZ and potential compaction within the SRZ.



Photo 3. Tree #19 is a large blue oak in fair condition and is not expected to be impacted by construction.



Photo 4. Tree #24 had previous large branch failures and is listed as in fair condition. This tree is near proposed road construction (drawing A2 from site plan) and will need tree protection if construction occurs within the TPZ.



Photo 5. Another view (west) with trees #43, #44 and #29 pictured near existing and proposed road construction. TPZ and 5RZ impacts are expected.



Photo 6. Another angle of tree #24. Deadwood over 2" diameter should be trimmed and removed.



Photo 7. Area of proposed fenced compound lease area adjacent to trees #26-#28. Any construction within the TPZ of these trees must follow tree protection measures.



Photo 8. Tree #50 is leaning over the road near the entrance to the property. Impacts within the TPZ and SRZ from road construction are expected.