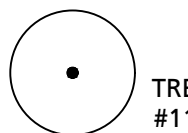

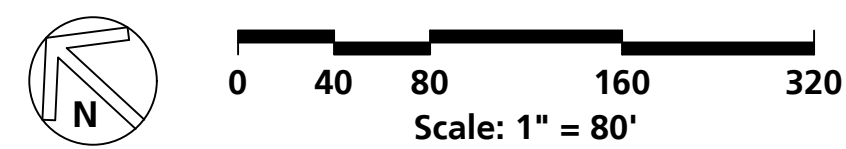


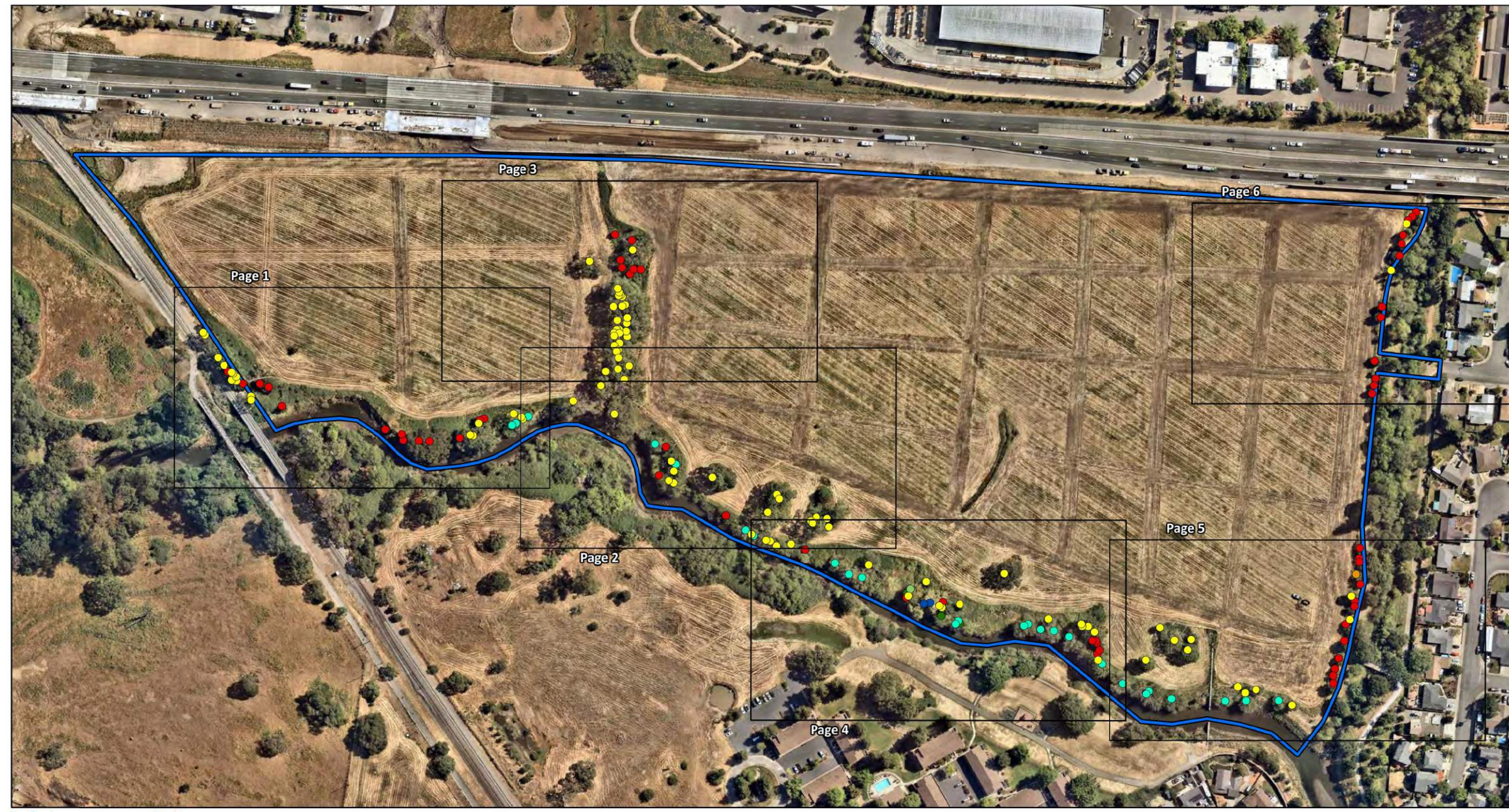
TREE DISPOSITION LEGEND

KEY	DESCRIPTION	QUANTITY
	EXISTING TREES TO REMAIN TREE #111	171
	EXISTING TREES TO BE REMOVED (ALL PROTECTED) (DEAD TREES INCLUDED) TREE #112	12

TREE DISPOSITION PLAN NOTES:

1. See Arborist Report for full tree protection notes, and general construction management recommendations.
2. Tree Disposition Plan has been prepared based on topographic survey provided by the Civil Engineers. See Arborist Report prepared by LSA Associates Inc, Anna Van Zuik, certified arborist (WE-12612A), dated June 2, 2023 for tree evaluation details.
3. (834) new trees are proposed at the time of SPAR submittal. See planting plans for reference. Tree size is 15 gallon minimum / 24" box size and specimen size (48" and bigger) are proposed.





LSA Project Location Map Index

Tree Species - (183)

- Valley Oak - (94)
- Coast Live Oak - (56)
- Arroyo Willow - (25)
- Northern California Black Walnut - (5)
- Goodding's Black Willow - (2)
- Bigleaf Maple - (1)
- Purple Leaf Plum - (1)
- Bow Elder - (1)

Tree Health Rating - (183)

- 0 - Dead - (6)
- 1 - Poor - (5)
- 2 - Fair - (29)
- 3 - Good - (117)
- 4 - Above Average - (24)
- 5 - Great - (2)

Tree Canopy

- 0 - Dead
- 1 - Poor
- 2 - Fair
- 3 - Good
- 4 - Above Average
- 5 - Great

FIGURE 2
Deer Creek Apartments I&II
Petaluma, Sonoma County, California
LSA Project No. 20231363
Tree Locations

SOURCE: Neamay (2022)
\\G:\NetApp-Bldg\arcop\internal\GIS-Proj\20231363\GIS-Proj\Deer Creek Apartments I and II\Deer Creek Apartments I and II.aprx (6/2/2023)



LSA Project Location

Tree Health Rating - (183)

- 0 - Dead - (6)
- 1 - Poor - (5)
- 2 - Fair - (29)
- 3 - Good - (117)
- 4 - Above Average - (24)
- 5 - Great - (2)

Tree Canopy

- 0 - Dead
- 1 - Poor
- 2 - Fair
- 3 - Good
- 4 - Above Average
- 5 - Great

FIGURE 2
Deer Creek Apartments I&II
Petaluma, Sonoma County, California
LSA Project No. 20231363
Tree Locations

SOURCE: Neamay (2022)
\\G:\NetApp-Bldg\arcop\internal\GIS-Proj\20231363\GIS-Proj\Deer Creek Apartments I and II\Deer Creek Apartments I and II.aprx (6/2/2023)



LSA Project Location

Tree Health Rating - (183)

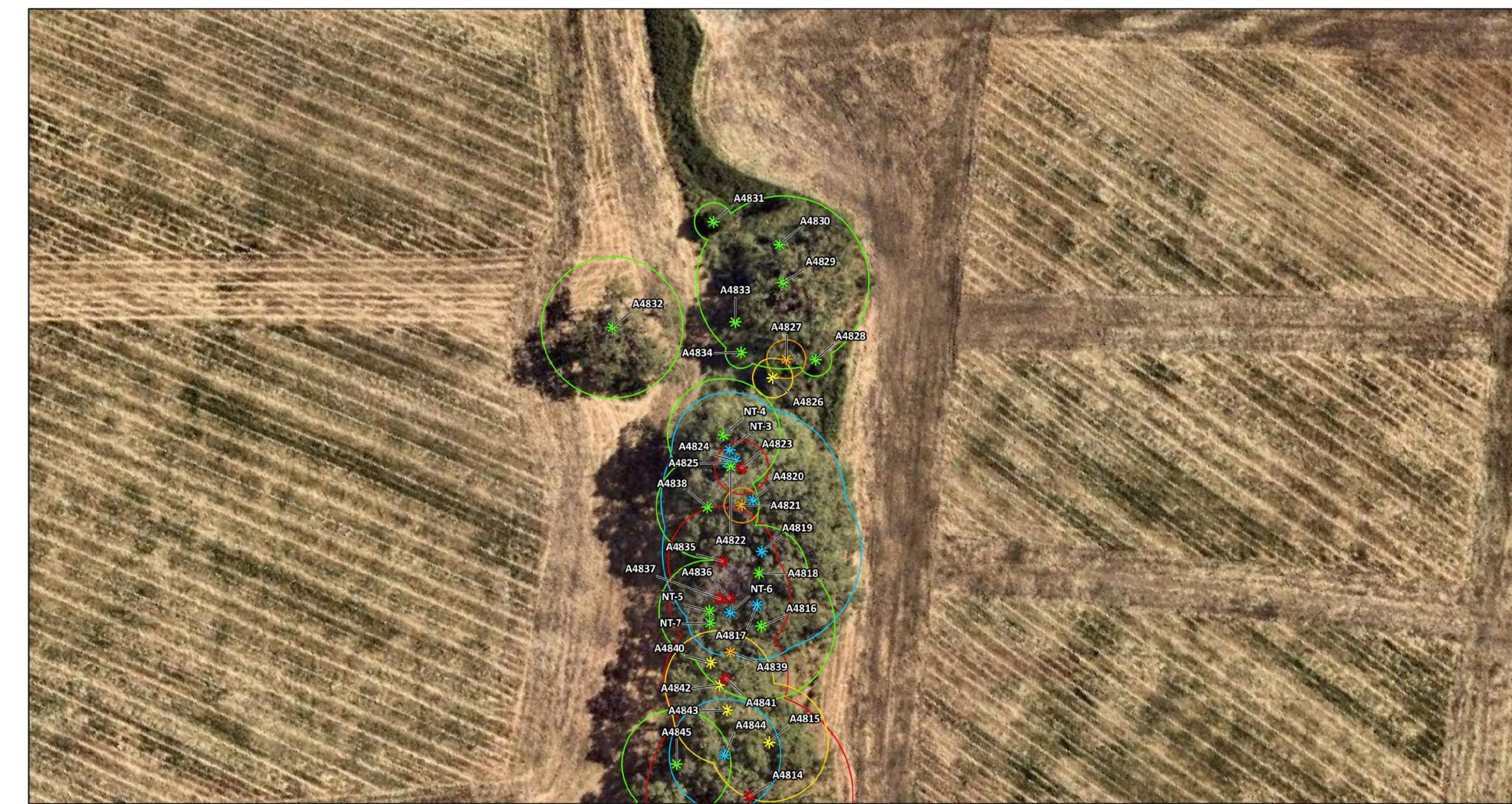
- 0 - Dead - (6)
- 1 - Poor - (5)
- 2 - Fair - (29)
- 3 - Good - (117)
- 4 - Above Average - (24)
- 5 - Great - (2)

Tree Canopy

- 0 - Dead
- 1 - Poor
- 2 - Fair
- 3 - Good
- 4 - Above Average
- 5 - Great

FIGURE 2
Deer Creek Apartments I&II
Petaluma, Sonoma County, California
LSA Project No. 20231363
Tree Locations

SOURCE: Neamay (2022)
\\G:\NetApp-Bldg\arcop\internal\GIS-Proj\20231363\GIS-Proj\Deer Creek Apartments I and II\Deer Creek Apartments I and II.aprx (6/2/2023)



LSA Project Location

Tree Health Rating - (183)

- 0 - Dead - (6)
- 1 - Poor - (5)
- 2 - Fair - (29)
- 3 - Good - (117)
- 4 - Above Average - (24)
- 5 - Great - (2)

Tree Canopy

- 0 - Dead
- 1 - Poor
- 2 - Fair
- 3 - Good
- 4 - Above Average
- 5 - Great

FIGURE 2
Deer Creek Apartments I&II
Petaluma, Sonoma County, California
LSA Project No. 20231363
Tree Locations

SOURCE: Neamay (2022)
\\G:\NetApp-Bldg\arcop\internal\GIS-Proj\20231363\GIS-Proj\Deer Creek Apartments I and II\Deer Creek Apartments I and II.aprx (6/2/2023)







June 2, 2023

Mark Johnson
Managing Director
Acclaim Properties
125 Willow Road
Menlo Park, CA 94025

Subject: Tree Inventory and Evaluation for Deer Creek Apartments I & II, City of Petaluma, Sonoma County, California

Dear Mr. Johnson:

LSA conducted a tree inventory and evaluation for the Deer Creek Apartments I & II Project (Project), located in western Petaluma, Sonoma County, California (Figure 1, all figures provided in Attachment A). The project area consists of Assessor's Parcel Numbers (APN) 136-100-025 (Deer Creek I) and 007-391-005 (Deer Creek II) and is bounded by Highway 101 to the north, Lynch Creek open space trail to the east, the Petaluma River to the south, and the SMART railway corridor to the west. The purpose of this report is to provide the location of all trees within the project area, an assessment of the condition of each tree, and identify any tree that may be protected by local ordinances. A separate report will be provided at a later date that will identify trees to be removed during construction, outline tree protection measures for all remaining trees, and address required mitigation, including replacement plantings and fees.

METHODS

Personnel

LSA arborist Anna Van Zuurk, International Society of Arboriculture (ISA) Certified Arborist #WE-12612A, conducted a field visit on May 19, 22-24, 2023. LSA botanist Hannah de la Calle and LSA biologist Nathan Starzynski assisted the tree inventory and evaluation.

Field Survey and Evaluation

LSA inventoried and evaluated all trees within the project area with a single main stem of at least 6 inches in diameter at breast height (DBH). The primary objective of the review was to determine if any trees on the property were "protected trees" as defined by the City of Petaluma (City) Tree Ordinance (17.040-17.080) and by the County of Sonoma (County) Tree Ordinance (Section 26).

- 1. Diameter at breast height or DBH is normally measured at 54 inches above the average ground height. Exceptions include leaning trees, trees on sloped terrain, and trees with low branches or multiple stems. Leaning trees or trees located on sloped terrain are measured at a right angle to the trunk, 54 inches from the ground height along the center axis of the trunk. Trees with branches below 54 inches are measured at the smallest diameter below the smallest branch. Trees with multiple stems (from ground level) are measured at 54 inches from the average ground height for each stem. A combination logger/diameter tape or a caliper was used to measure DBH.

157 Park Place, Pl. Richmond, California 94801 530.236.6810 www.lsa.net



2. In-Kind Replacement.

If the location of replacement tree planting will remain as a natural area suitable for the healthy and long-term growth of native trees, replacement of protected trees should occur in-kind. If the location of replacement tree planting will be part of an irrigated, ornamental landscape area, replacement of protected trees may occur with a species as identified by the project arborist and approved by the City arborist.

3) Replacement tree ratios shall be applied as follows:

- a) 24-inch box replacement tree = 2-inch replacement trunk diameter
b) 36-inch box replacement tree = 3-inch trunk replacement diameter
c) 48-inch box replacement tree = 4-inch trunk replacement diameter

Replacement trees shall be at minimum 24-inch box size.

4) In-Lieu Replacement. In the event that a development site is insufficient in size or use to plant any or all of replacement trees, the City may accept payment of in-lieu fees by the applicant. In-lieu fees will be utilized by the City to purchase and install trees in future public open space, park space, or other areas designated for tree planting. Replacement tree costs for the purposes of satisfying in-lieu fees shall be based on the typical northern California wholesale tree cost plus average installation cost.

In-lieu fees for replacement trees shall be based on a minimum 24-inch box size.

17.070 Tree Protection and Preservation Plan

A. Where an applicant proposes to remove one or more protected trees, the Community Development Director may require a tree protection and preservation plan.

B. Tree preservation and protection plans shall be prepared by an arborist, horticulturist, or registered landscape architect.

C. All tree protection and preservation Plans must include the following basic information:

- 1. The location of all trees present that are greater than 4 inches in trunk diameter at a height of 4.5 feet above surrounding grade, including all that will be preserved, removed, or transplanted.
2. All trees that overhang the proposed project site and are located on immediately adjacent properties.
3. The report cover shall include the arborist's name, certification number, project reference name and address, and report date.
4. A cover letter describing the project site, the date of inspection, and summarizing the total number of trees present, to be removed, and preserved.
5. A site plan that identifies the location of each tree, including its report reference number.

6/2/23/PP-100231363 Acclaim Deer Creek Apartments I & II Arborist Report/Deer Creek Arborist Report.docx

6

6/2/23/PP-100231363 Acclaim Deer Creek Apartments I & II Arborist Report/Deer Creek Arborist Report.docx

7

6/2/23/PP-100231363 Acclaim Deer Creek Apartments I & II Arborist Report/Deer Creek Arborist Report.docx

8

6/2/23/PP-100231363 Acclaim Deer Creek Apartments I & II Arborist Report/Deer Creek Arborist Report.docx

9

6/2/23/PP-100231363 Acclaim Deer Creek Apartments I & II Arborist Report/Deer Creek Arborist Report.docx

10



DEER CREEK APARTMENTS I
PETALUMA, CA

ARBORIST REPORT AND NOTES

March 22, 2024

L-6.5



Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111
www.lgp-inc.com
T 415 433-6672

ACCLAIM REAL ESTATE DEVELOPMENT

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 |
www.humphreys.com

LSA

Chart No. 2 Complete Site Analysis.

a. To Be Used For Measuring Existing Trees On The Entire Site.

Table with 4 columns: d.b.h. (inches), Existing Trees, Weighted Value, Existing Arboreal Value. Rows include categories like 9-15, Over 15-21, Over 21-27, Over 27-33, Over 33.

b. To Be Used For Measuring Trees To Be Removed.

Table with 4 columns: d.b.h. (inches), Removed Trees, Weighted Value, Removed Arboreal Value. Rows include categories like 9-15, Over 15-21, Over 21-27, Over 27-33, Over 33.

Subtract the removed arboreal value from the existing arboreal value. If the removed arboreal value is more than fifty percent (50%) of the existing arboreal value, the developer must replace the difference between removed arboreal value and fifty percent (50%) of existing arboreal value using the arboreal valuations.

Arboreal Violations. All trees to be replaced shall be the same native species as that removed unless specific approval has been granted by the planning director.

- 1 point A.V. = six 5-gallon trees (can be existing trees on site that are below 9" d.b.h. if preservation methods are a part of the development permit) = two 15-gallon trees** = \$200 in-lieu fee***
- 2 points A.V. = 24" Box Tree** = \$400 in-lieu fee***

** The large trees must come from nurseries where they have been irrigated. They must have on-site irrigation to insure their survival. *** Annual average retail cost can be changed to reflect cost increases.

Replacement trees may be located on residentially zoned parcels of at least one and one-half acres and on any commercial or industrial zoned parcel, regardless of size, where feasible. Where infeasible, they may be located on public lands or maintained private open space. In-lieu fees may be used to acquire and protect stands of native trees in preserves or place trees on public lands.

Sec. 26D-4. Designation of heritage or landmark trees.

A tree may be nominated for heritage or landmark status by the director of the planning department. Any person may request the planning director to consider any particular tree or

6/2/23 (P:\2023\1363 Acclaim Deer Creek Apartments I & II\Arboret Report\Deer Creek Arboret Report.docx)

11

LSA

trees for nomination. A form for this purpose is available at the planning department. After nomination by the planning director, the planning department shall notify the property owner of record, as shown on the latest assessor's roll, by certified mail.

The planning director must receive written approval from the property owner that the tree or trees may be designated as a heritage or landmark tree. If the property owner accepts the designation, staff shall make an inspection of the site and determine whether the tree(s) meets the criteria of heritage or landmark status. If the criteria are met, action will be taken to designate the tree(s) as a heritage or landmark tree.

The board of supervisors shall be the decision-making body designating Sonoma County heritage or landmark trees. A notice shall be recorded with the Sonoma County recorder's office stating, "NOTICE OF HERITAGE OR LANDMARK TREE DESIGNATION" - The Sonoma County Board of Supervisors, by Resolution _____ has designated a Heritage or Landmark Tree on certain real property described below and has caused this Notice to be recorded with the County Recorder.

- i. Description of Real Property—Official Record of Sonoma County Document # _____.
- ii. Owners of Real Property"

Notice to Property Owners. To remove or damage a designated heritage or landmark tree, a tree permit shall be obtained, unless otherwise exempted, as outlined in this chapter of the Sonoma County Code.

If the designated tree is on land with timber harvest potential a copy of the board of supervisors' resolution shall be sent to the California Department of Forestry with the request that the tree be protected if a timber harvest plan is filed.

To remove a designated heritage or landmark tree, a tree permit shall be obtained, unless otherwise exempted.

Sec. 26D-5. Permit processing procedures.

- (a) In any situation which requires removal of or possible damage to a heritage or landmark tree or trees, including application for a building, grading or demolition permit, a tree permit application must be filed.
- (b) The following are the steps involved in obtaining such a permit: (1) Formal Application. i. The applicant shall provide a completed application form, assessors' parcel map, location map (U.S.G.S. map), a site plan and three (3) photographs of the heritage or landmark tree(s) taken from different angles. The site plan shall be drawn in a scale of one inch (1") equals forty feet (40') or an acceptable numerically larger scale (ex. One inch (1") equals fifty feet (50') to the planning department showing the height, species, diameter and location of all heritage trees; ii. The name, address and phone number of the applicant, and the owner of record of the land on which the tree cutting is proposed;

6/2/23 (P:\2023\1363 Acclaim Deer Creek Apartments I & II\Arboret Report\Deer Creek Arboret Report.docx)

12

LSA

- iii. The written consent of the owner of record of such land, if such owner is a person other than such applicant;
- iv. The rationale for the request;
- v. If at any time in the past an application to remove any of the same heritage or landmark trees has been denied, why and when and how is the present application any different?

(2) Application Review. On receipt of an application for a tree permit, the planning department shall review the application for accuracy and completeness and, if necessary, will make an inspection of the project site, to be within fifteen (15) working days.

(3) The applicant shall be issued a summary notice to be posted on a pole or tree or fence nearest to the front of the lot. Copies shall be posted on each corner of the lot or site visible to the public. The notice will state, "Application has been made to the Planning Department to cut and/or damage certain trees on this site, previously described in a Board of Supervisors resolution as a Landmark or Heritage Tree. A copy of the tree removal plan is on file with the Planning Department.

If any person has any comment or objections, they should be made to: Sonoma County Planning Department, 575 Administration Drive, Room 105-A, Santa Rosa, California 95401-2885, by _____ (date) (15 working days from day of posting permit). All comments and objections received by this date will be considered. This application is for Tree Permit Number _____.

The applicant shall post the copies of the summary notice within two (2) days after receiving the posters for the application for a tree permit. The notices shall not be removed for fifteen (15) working days thereafter. The applicant shall submit an affidavit that the posting has been done. The project may not begin until after:

- i. The fifteen (15) working days have passed; and
- ii. The tree permit has been issued; and
- iii. The tree permit is posted in plain view of the site before and while the project is under way.
- (4) The applicant shall pay the fee established by the fee schedule (unless the applicant is a county department in which case there is no fee) for tree permit review. Public agencies must also follow the above rules; posting at the site of the proposed project and allowing for public comment, etc. (except for trees which have fallen i.e., emergency tree removal).
- (5) Application Determination. Based on the required application information and any other information, the planning director shall approve, condition or deny the application. In approving a tree permit, the director shall impose conditions to ensure that proper preservation techniques are employed.
- (c) The applicant shall be notified by mail of the director's decision. The decision of the director shall become final and effective ten (10) calendar days after the date of the director's determination letter provided no appeal of the action taken has been filed.

6/2/23 (P:\2023\1363 Acclaim Deer Creek Apartments I & II\Arboret Report\Deer Creek Arboret Report.docx)

13

LSA

Appeals of the determination shall be heard directly by the Sonoma County board of supervisors. If a recognized tree is to be removed, all notices in reference to the tree shall be removed.

- (d) A tree permit allowing removal or damage of a heritage or landmark tree shall be approved only if one or more of the following criteria are met: (1) That the tree was dead or was likely to promote the spread of insects or diseases; (2) To ensure the public safety as it relates to the health of the tree, potential hazard to life or property, proximity to existing or proposed structures, and/or health and welfare of the general public. (3) That the presence of the tree or trees creates an unreasonable negative economic impact on the property. (e) A finding of any one of the following situations is grounds for denial: (1) Removal or damage of a healthy tree could be avoided by: (i) Reasonable redesign of the site plan, prior to construction; (ii) Trimming, thinning, tree surgery or other reasonable treatment, as determined by the planning director. (2) Adequate provisions for drainage, erosion control, land stability, windscreen, buffers along the road and between neighbors have not been made where such problems are anticipated as a result of the removal. (3) The tree to be removed contains an active bird nest of a rare and endangered species and relocation of the nest is not possible. (f) Any person applying for a development permit in Sonoma County for a site that has one or more heritage or landmark trees shall attempt to protect and preserve said trees. The planning department has information available to aid in the preservation. Some of the measures deemed necessary may include any of the following: (1) Before the start of any clearing, excavation, construction or other work on the site, every heritage or landmark tree deemed to be endangered by said site work shall be securely fenced off at the protected perimeter, which shall be either the dripline or other limits as may be established by the permit reviewer. Such fences shall remain in place for duration of all such work. A scheme shall be established for the removal and disposal of brush, earth and other debris as to avoid injury to any heritage or landmark tree. All heritage or landmark trees to be removed shall be clearly marked. (2) Where proposed development or other site work is to encroach upon the perimeter of a heritage or landmark tree, special measures shall be incorporated to allow the roots to obtain oxygen, water and nutrients as needed. Tree wells or other techniques may be used where advisable. Any excavation, cutting, filling or compaction of the existing ground surface within the protected perimeter shall be minimized. No adverse significant change in existing ground level shall occur within the dripline of the heritage or landmark tree. No burning or use of equipment with

6/2/23 (P:\2023\1363 Acclaim Deer Creek Apartments I & II\Arboret Report\Deer Creek Arboret Report.docx)

14

LSA

an open flame shall occur near or within the protected perimeter (except for authorized controlled burns).

- (3) No storage or dumping of oil, gas, chemicals or other substances that may be harmful to trees shall occur within the dripline of any heritage or landmark trees, or any other location on the site from which such substances might enter the dripline. No construction materials shall be stored within the dripline. (4) If any damage to a heritage or landmark tree should occur during or as a result of work on the site, the contractor, builder or owner shall promptly notify the department of planning of such damage. If such tree cannot be preserved in a healthy state, the planning department shall require replacement of any heritage or landmark tree removed with another tree or trees on the same site deemed adequate to compensate for the loss of the tree that is removed. (5) If any related permits are denied, the tree permit shall be withheld. (6) The applicant shall make an effort to achieve a design which will accommodate any jeopardized heritage or landmark tree or trees. (7) When an application is made to subdivide a large tract on which heritage or landmark trees grow, the site plan shall show all heritage or landmark trees and an attempt will be made to divide the lots in such a way that the trees may be saved. (8) Road and lot grades should not be changed to a degree that would jeopardize heritage or landmark trees on site, when possible. (9) Underground trenching for utilities shall avoid major tree roots. If avoidance is impractical, tunnels shall be made below major roots. Trenches should be consolidated to service as many units as possible. Avoid trenching within the dripline of heritage or landmark trees when possible. (10) Backfilling with earth or rock around heritage or landmark tree trunks shall only be permitted if appropriate backfilling standards are followed. (11) Avoid paving with either concrete or asphalt over the root systems or at least within the dripline when possible. (12) Significant compaction within the dripline shall be avoided when possible. (13) Caution shall be used when placing a septic system and/or leach line on the uphill side of a heritage or landmark tree.

6/2/23 (P:\2023\1363 Acclaim Deer Creek Apartments I & II\Arboret Report\Deer Creek Arboret Report.docx)

15

