ARBOR RESOURCES
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ARBORIST REPORT

FLEMING'S

WESTFIELD GALLERIA
1101 GALLERIA BLVD.
ROSEVILLE, CA
(APN 363-011-016)

Prepared for:

Hourian Associates, Inc.
414 Olive Street #227
Santa Barbara, CA 93101

Prepared by:

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July 15, 2023

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1.0 INTRODUCTION

Fleming's Prime Steakhouse & Wine Bar is planning to construct a new restaurant at 1101 Galleria Boulevard, Roseville. The site is within the Westfield Galleria shopping center, and the existing building is vacant and will be demolished (previously occupied by Pier 1 Imports). To supplement the planning submittal, Hourian Associates has retained me to prepare this *Arborist Report*, and specific tasks assigned to execute are as follows:

- Visit the site on 7/10/23 to inventory and evaluate 49 trees having trunks located within the property boundary identified on the *Topographic and Boundary Survey*, prepared by Joseph C. Truxaw and Associates, dated 6/28/23.
- Measure each tree's trunk diameter at 54 inches above grade, or for trees with trunks or major limbs at or below 54 inches, then immediately beneath their union. All diameters are around to the nearest inch (i.e. whole number), and those listed with more than one diameter are formed by multiple trunks emerging at grade.
- Estimate each tree's height and average canopy spread (most are rounded to the nearest fifth).
- Ascertain each tree's health, structural integrity and form, and assign an overall condition rating pursuant to Section 19.66.050 of the Roseville Municipal Code (these categories include: excellent, good, fair to good, fair, fair to poor, or poor).
- Rate each tree's suitability for preservation (e.g. high, moderate or low).
- Obtain photographs; see Exhibit C.
- Document any observed health, structure and/or hardscape issues.
- Identify protected trees[1] and/or street trees[2] pursuant to Roseville's Municipal Code.
- Review an undated, *Test Fit* plan, prepared by GPD Group, to ascertain the proposed tree disposition and potential impacts.
- Assign numbers to the trees, and plot them onto the site map in Exhibit B (base map is a copy of the above-referenced topo survey).
- Nail round silver tags with corresponding engraved numbers onto each tree (for newly installed trees #32 thru 37, tags are nailed onto a wooden support stake).
- Provide design guidelines and protection/health care measures to avoid or mitigate potential impacts to retained trees.
- Prepare this report to present the above items, and submit via email as a PDF document.

[1] Section 19.66.020 of the Municipal Code defines a protected tree as being any native oak having a trunk diameter, either single or multiple, of ≥6 inches measured at 54 inches above grade (at the high side of tree when measuring along a slope).

[2] Section 8.04.030(G) of the Municipal Code defines street trees as being located within a City easement.

2.0 TREE COUNT AND COMPOSITION

Forty-nine (49) trees of nine various species were inventoried for this report. They are sequentially numbered as 1 thru 49, and Table 1 below identifies their common names, numbers, counts and overall percentages.

Table 1 - Tree Count and Composition

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Coast redwood	8, 10, 11, 13, 14	5	10%
Deodar cedar	2, 5, 6, 16	4	8%
Flowering pear	4	1	2%
Fruitless mulberry	1	1	2%
Interior live oak	3, 7, 12, 15, 17, 24, 27, 28	8	16%
London plane tree	18-23, 25, 26, 29, 30, 38-43, 45-49	22	45%
Marina madrone	32-37	6	12%
Red oak	31	1	2%
Washington fan palm	9	1	2%
	Total	**49**	**100%**

Specific information regarding each tree is presented within the table in Exhibit A. The trees' numbers and approximate locations can be viewed on the site map in Exhibit B, and photographs are presented in Exhibit C.

As illustrated in the table, nearly half of the inventoried trees consist of London planes (at 45%), and is followed by interior live oaks (at 16%).

Pursuant to Section 19.66.020 of the Roseville Municipal Code, the interior live oaks are defined as native to the local geographical region. All other inventoried trees are considered ornamental and non-native.

Five (5) of the interior live oaks are also defined as protected trees due to being native oaks species and having trunk diameters of ≥6 inches; they include #3, 7, 12, 17 and 24.

Sixteen (16) are regarded as street trees due to having trunks situated within the public utility easement aligning Galleria Boulevard; each is a London plane and includes #19, 20, 22, 23 and 38-49.

Trees #27 and 32-37 are not shown on the topo survey. I represent trunk locations on the map in Exhibit B (as red circles), but note those locations are only roughly approximate and should not be construed as being surveyed.

3.0 SUITABILITY FOR PRESERVATION

Each tree has also been assigned a high, moderate or low suitability for preservation rating to cumulatively measure its existing health, structural integrity, anticipated life span, remaining life expectancy, prognosis, location, size, particular species, tolerance to construction impacts, growing space, frequency of care needed, and safety to property and persons within striking distance. Descriptions of these ratings are presented below, and the high category applies to 2 trees (or 4%), the moderate category 36 (or 74%), and the low category 11 (or 22%).

High: Applies to #31 and 38.

These trees appear relatively healthy and structurally stable; have no apparent significant health issues or structural defects; present a reasonably good potential for contributing long-term to the site; and seemingly require only regular care and monitoring to maintain their longevity and structural integrity.

Moderate: Applies to #2, 5, 7-13, 15-19, 21-23, 27, 28, 32-37 and 39-49.

These trees contribute to the site, but at levels less than those assigned a high suitability; might have health and/or structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care is typically required during their remaining lifespan.

Low: Applies to #1, 3, 4, 6, 14, 20, 24-26, 29 and 30.

These trees have significant health and structural issues expected to worsen regardless of tree care measures employed (i.e. beyond recovery). As a general guideline, they are not suitable for incorporating into the future landscape, and any which are retained require frequent monitoring and care throughout their remaining lifespans should they be in striking distance of persons and/or property. In the case of #4, 14 and 20, I recommend they are removed more immediately, regardless of future site improvements, due to their degraded health and/or structural conditions creating seemingly unreasonable threats of failure onto any targets below.

4.0 IMPACT ANALYSIS

Implementing the proposed design requires removing #3, 4, 15 and 32 (four trees in total); #3 and 4 are located where near parking stalls will be built, #15 will sustain severe root loss during excavation for the new parking lot island, and #32 is within the new drive aisle location. Tree #3 is an interior live oak and defined as a protected tree by City Code, is in poor condition due to its canopy being highly suppressed beneath #4's, and is assigned a low suitability for preservation. Tree #4 is a multi-trunk flowering pear with a weak structure, and is also assigned a low suitability. Tree #15 is also an interior live oak, is not of protected tree size, and is assigned a moderate suitability. Tree #32 is a newly installed Marina madrone of 15-gallon size; appears in healthy condition; is assigned a moderate suitability; and due to its small size, could simply be relocated (if not replaced in kind).

I also recommend, at the very least, #14 (redwood) and 20 (London plane) are scheduled for removal due to their health having significantly declined; neither are of protected tree status. Additional removals to also consider or further review are those categorized as having low suitability for preservation (see Section 3.0 of this report).

Trees planned for retention and can seemingly be adequately protected provided recommendations presented within the next section of this report are followed during the demolition and construction phases.

5.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as protection and health care measures for trees being retained. They are subject to revision upon reviewing project plans, and I (hereinafter "project arborist") should be consulted in the event any cannot be feasibly implemented. Please note that all referenced distances from trunks are intended to be from their outermost perimeter near soil grade.

5.1 Design Guidelines

1. Consider each Tree Protection Zone (TPZ) as being linear distances from trunks of at least 10 times their diameters where within existing planters (e.g. a 10-inch diameter trunk would have a setback of at least 8 feet from its closest edge in all directions within existing planters). Where within their TPZs, avoid the following activities (and is not necessarily limited to): grading, trenching, soil compaction, overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, removal of underground utilities and vaults, altering existing water/drainage flows, stockpiling and dumping of materials, and equipment and vehicle operation. Where an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine appropriate mitigation measures.

2. On all site-related plans, add a note instructing contractors to comply with recommendations provided in this report, and show trunk locations, assigned numbers, and diameters of existing trees.

3. On the demolition plan (or equivalent), reflect proposed removals by placing an "X" across their trunks, and specify that underground portions of existing and unused lines, pipes and manholes, etc. within a TPZ shall be abandoned and cut off at existing soil grade (rather than being dug up and causing root damage).

4. Route all underground utilities beyond TPZs. Where not feasible, consider the following alternative trenching or installation methods (listed in order of least to most impactful): directionally bore by at least 3.5 feet below grade (and establish access

pits beyond TPZs), tunnel using a pneumatic air device (e.g. an AirSpade®), or manually dig with a shovel (i.e. no jackhammer); these assume pipe bursting, an optimal method, does not apply to this project. For any boring, establish access pits and above-ground infrastructure (e.g. splice boxes, meters and vaults) beyond TPZs.

5. New irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring, controllers and meters) should not require trenching or digging within a TPZ. If trenching inside a TPZ is necessary, route them in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). Irrigation inside TPZs should consist of Netafim soaker hoses, or equivalent, laid on grade and covered by mulch. Additionally, header lines connecting hoses should terminate beyond a TPZ.

6. Adhere to the following additional landscape guidelines:
   a. Avoid tilling, ripping and compaction within TPZs.
   b. Establish any bender board or other edging material within TPZs to be on top of existing soil grade (such as by using vertical stakes).
   c. Utilize a 2- to 3-inch layer of coarse wood chips or other high-quality mulch for new ground cover beneath canopies (avoid using gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover). Do not pile mulch against trunk, rather taper the depth to 1/2- or 1/4-inch at the trunk.
   d. Plan to provide continual irrigation, in the form of a potable source, to the TPZs of the redwoods.

7. Establish the future staging area and route(s) of access beyond unpaved areas beneath or near canopies.

8. The erosion control design should represent silt fence and/or straw rolls at locations beyond TPZs, and at a minimum, not against a tree's trunk. Where within a TPZ, the material should not be embedded into the ground by more than 2 inches, nor require the severance of shallow roots.

9. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming shall not occur within 50 feet from a tree's canopy.

5.2 Before Demolition, Grading and Construction

10. Avoid interrupting the current irrigation cycle, and for the redwoods and cedars, supplement applications with a potable source to help improve their health and mitigate any root loss during site work. The particular methodology, frequency and amounts can be reviewed with the project arborist (possible methodologies includes flooding the ground inside a berm, soaker hoses, or deep-root injection). Note that any dewatering of the site will require a more intensive watering program.

11. Prior to demolition and site work, install tree protection fencing to enclose the entire TPZs. This should consist of 5- to 6-foot tall chain link mounted on 1.5- to 2-inch diameter steel posts spaced by ≤10 ft. apart, driven into the ground, and kept in place and upright throughout construction. Panels mounted on metal stands or concrete blocks can also be effective, provided steel posts are affixed to the middle of panels and driven into the ground.

12. Pruning shall be conducted in accordance with the most recent ANSI A300 standards, and by a California licensed tree-service contractor (D-49) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by ANSI Safety Operations. The scope should include: clearances for equipment, vehicles, pedestrians and the existing and future building; removing deadwood and broken branches; and reducing limb weight

13. Remove the wooden support stakes and ties from #4 and 5, as well as the nursery stakes from #33 thru 37.

14. Manually pull away wood chips 1-inch from the bases of #33 thru 37.

15. Prune girdling roots away from buttress roots of #11, 38 and 49. This can best be done by using loppers and/or hand pruners, and the slicing the root girdling root (and not the buttresses) at each side of the buttress or slightly beyond.

16. Soil samples representative of their root zones should be analyzed by a laboratory to identify nutrient, pH or other deficiencies which might be contributing to their early dormancy (particularly apparent when viewing other valley oaks on the property). Implement any recommendations provided by the laboratory.

5.3 During Demolition, Grading and Construction

17. Spoils generated during digging shall not be piled or spread on unpaved ground within a TPZ. If needed, they can be temporarily piled on plywood or a tarp.

18. Approved digging or trenching within a TPZ, as well as any plant material removed from within a TPZ, shall be manually performed without the use of heavy equipment, including small tractors.

19. Digging needed to construct an approved feature within 5 feet from a TPZ should first involve manually digging a 1-foot wide trench along the cut edge, including for overexcavation, down to the require subgrade depth or 2 feet down, whichever is deeper. Exposed roots should be cleanly severed and their surfaces kept continually moist, perhaps by draping burlap over the cut face and applying water twice daily.

20. Avoid damaging or cutting roots with diameters of ≥2 inches without prior assessment by the project arborist. Should roots of this size be encountered, cover by a few layers of burlap within 1-hour of exposure and keep continually moist until the root is covered by soil. If they are approved for cutting, cleanly severe at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, bury the cut end with soil.

21. Great care must be taken by equipment operators, including shoring, crane operations and concrete pumping, to position their equipment to avoid trunks and branches, including the scorching of foliage from exhaust. Any tree damage or injury should be reported immediately to the project arborist.

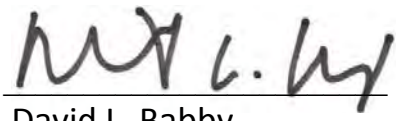
22. Avoid using tree trunks as winch supports for moving or lifting heavy loads, or for tying rope, cables, chains or other items around.

23. Digging holes for any fence posts or bollards within a TPZ should be manually performed using a post-hole digger or shovel, and in the event a root ≥2 inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.

24. Where beneath canopies, avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) anywhere on site that allows drainage within or near TPZs; do not wash any equipment; and avoid applying herbicides (if applied, they should be labeled for safe use near trees).

6.0 ASSUMPTIONS AND LIMITING CONDITIONS

- Information presented herein covers only inventoried trees, and reflects their size, condition, and areas viewed from the ground, project site, streets and sidewalk on 7/10/23.
- Observations were performed visually without probing, coring, dissecting or excavating.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing recommendations provided in this report.
- Information presented herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- Numbers shown on the site map in Exhibit B are solely intended to represent a tree's general location and shall not be construed as surveyed points.
- This report is proprietary to me, and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.

Prepared By:  Date: July 15, 2023

David L. Babby
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Board-Certified Master Arborist® #WE-4001B
CA Licensed Tree Service Contractor #796763 (C61/D49)

EXHIBIT A:

TREE INVENTORY TABLE

(six sheets)

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Suitability for Preservation (High/Moderate/Low)	Protected Tree	Proposed for Removal
		Trunk Diameter (inches at DBH)	Height (feet)	Canopy Spread (feet)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (per Roseville City Code)			
1	Fruitless mulberry (*Morus a* . 'Fruitless')	6, 4, 3, 2	20	30	70%	40%	40%	Fair to Poor	Low	-	-
	Comments: Multi-trunk adjacent to BFP. Broad canopy.										
2	Deodar cedar (*Cedrus deodara*)	17	45	45	50%	50%	70%	Fair	Moderate	-	-
	Comments: Leans NE then sweeps towards vertical. Sparse upper half of canopy. Low branches over parking lot and planter.										
3	Interior live oak (*Quercus wislizeni*)	10	25	30	60%	30%	20%	Poor	Low	X	X
	Comments: Suppressed beneath #4's canopy. Adjacent to FDC and vault.										
4	Flowering pear (*Pyrus calleryana*)	11, 10, 9, 8, 8	40	45	70%	20%	40%	Poor	Low	-	X
	Comments: Multi-trunk with very weak attachments. Should be removed at this time.										
5	Deodar cedar (*Cedrus deodara*)	10	35	25	70%	60%	40%	Fair	Moderate	-	-
	Comments: Two support stakes are bound against trunk (remove both stakes and ties). Asymmetrical growth away from #4's canopy. Has a broken branch in canopy.										
6	Deodar cedar (*Cedrus deodara*)	4	15	8	30%	40%	60%	Poor	Low	-	-
	Comments: Two support stakes are bound against trunk (remove both stakes and ties). Dieback along very top. Lower trunk leans N then curves towards vertical at top.										
7	Interior live oak (*Quercus wislizeni*)	8	25	30	70%	60%	60%	Fair	Moderate	X	-
	Comments: Within a finger planter. Trunk and crown curve N. Multiple and sinuous leaders emerge at 12' high.										
8	Coast redwood (*Sequoia sempervirens*)	18	45	25	40%	80%	80%	Fair to Poor	Moderate	-	-
	Comments: Thin canopy (due to limited irrigation).										

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Suitability for Preservation (High/Moderate/Low)	Protected Tree	Proposed for Removal
		Trunk Diameter (inches at DBH)	Height (feet)	Canopy Spread (feet)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (per Roseville City Code)			
9	Washington fan palm (*Washingtonia filifera*)	14	30	10	60%	80%	80%	Fair	Moderate	-	-
	Comments: Thatch nears grade.										
10	Coast redwood (*Sequoia sempervirens*)	16	35	20	40%	80%	80%	Fair to Poor	Moderate	-	-
	Comments: Thin canopy (due to limited irrigation).										
11	Coast redwood (*Sequoia sempervirens*)	17	40	20	60%	60%	70%	Fair to Good	Moderate	-	-
	Comments: Three small girdling roots over three different buttress roots. Surface roots.										
12	Interior live oak (*Quercus wislizeni*)	6	20	20	50%	60%	50%	Fair	Moderate	X	-
	Comments: Trunk curves towards N away from #13 and has an asymmetrical canopy. Chlorotic foliage. Trunk diameter measures 6.0".										
13	Coast redwood (*Sequoia sempervirens*)	21	45	25	60%	80%	80%	Fair to Good	Moderate	-	-
	Comments: Surface roots.										
14	Coast redwood (*Sequoia sempervirens*)	14, 11, 7	35	25	20%	40%	70%	Poor	Low	-	X
	Comments: Top half is dead due to very dry soil conditions (and limited or no irrigation). Formed by three trunks emerging at grade. Surface roots. Should be removed at this time.										
15	Interior live oak (*Quercus wislizeni*)	5	20	20	50%	50%	50%	Fair	Moderate	-	X
	Comments: Within a finger planter. Rangy form, and has a sparse, chlorotic canopy.										
16	Deodar cedar (*Cedrus deodara*)	15	45	45	50%	40%	80%	Fair	Moderate	-	-
	Comments: Base is on a tall mound (planted quite high) and leans S. Low canopy over planter.										

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Suitability for Preservation (High/Moderate/Low)	Protected Tree	Proposed for Removal
		Trunk Diameter (inches at DBH)	Height (feet)	Canopy Spread (feet)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (per Roseville City Code)			
17	Interior live oak (*Quercus wislizeni*)	9	25	25	60%	50%	70%	Fair	Moderate	X	-
	Comments: Vase-shaped form with an asymmetrical canopy. Multiple leaders emerge at 8' high.										
18	London plane tree (*Platanus × hispanica*)	12	45	45	50%	50%	50%	Fair	Moderate	-	-
	Comments: Sparse canopy. Surface roots.										
19	London plane tree (*Platanus × hispanica*)	9	30	30	50%	40%	50%	Poor	Moderate	-	-
	Comments: Pronounced NE lean w/ large buttress roots at opposite side. Asymmetrical and sparse canopy.										
20	London plane tree (*Platanus × hispanica*)	7	25	20	30%	50%	60%	Poor	Low	-	X
	Comments: Canopy mostly void of foliage. Trunk leans E, then crown sweeps towards vertical. Should remove at this time.										
21	London plane tree (*Platanus × hispanica*)	9	35	30	40%	40%	50%	Poor	Low	-	-
	Comments: Leans NW and buttress roots along opposite side are surfaced (appears to have partially uprooted sometime ago). Rangy form with excessive limb weight. Sparse and asymmetrical growing away from #22. Surface roots.										
22	London plane tree (*Platanus × hispanica*)	8	25	20	50%	50%	30%	Poor	Moderate	-	-
	Comments: Asymmetrical and sparse canopy growing away from #21 and 23.										
23	London plane tree (*Platanus × hispanica*)	9	30	30	70%	40%	70%	Fair to Poor	Moderate	-	-
	Comments: Extensive surface roots throughout planter. Has a large, partial girdling root.										
24	Interior live oak (*Quercus wislizeni*)	8	30	30	60%	30%	60%	Poor	Low	X	-
	Comments: Within finger planter. Has a pronounced NW lean, and a large buttress root along opposite side. Rangy form.										

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Suitability for Preservation (High/Moderate/Low)	Protected Tree	Proposed for Removal
		Trunk Diameter (inches at DBH)	Height (feet)	Canopy Spread (feet)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (per Roseville City Code)			
25	London plane tree (*Platanus × hispanica*)	6	25	25	70%	40%	30%	Poor	Low	-	-
	Comments: Within finger planter and adjacent to light pole. Leggy and asymmetrical canopy.										
26	London plane tree (*Platanus × hispanica*)	6	25	25	50%	40%	40%	Poor	Low	-	-
	Comments: Within finger planter. Sparse, asymmetrical and leggy canopy.										
27	Interior live oak (*Quercus wislizeni*)	3	15	5	40%	60%	40%	Poor	Moderate	-	-
	Comments: Added to map. Declining canopy with deadwood. Shrubs cover lower trunk.										
28	Interior live oak (*Quercus wislizeni*)	5	25	25	60%	50%	40%	Poor	Moderate	-	-
	Comments: Asymmetrical canopy. Shrubs cover lower trunk.										
29	London plane tree (*Platanus × hispanica*)	6	30	25	60%	40%	40%	Poor	Low	-	-
	Comments: Within finger planter and adjacent to light pole. Leans NW and has a leggy canopy.										
30	London plane tree (*Platanus × hispanica*)	7	30	30	40%	40%	40%	Poor	Low	-	-
	Comments: Within finger planter. Leans N. Sparse and leggy canopy.										
31	Red oak (*Quercus rubra*)	15	45	45	90%	60%	80%	Good	High	-	-
	Comments: Branches along roof of adjacent building. Adjacent to electrical vault. Surface roots throughout lawn and planter area.										
32	Marina madrone (*Arbutus* 'Marina')	<1	6	2	80%	50%	70%	Fair to Good	Moderate	-	X
	Comments: Added to map. Recently installed and size is equivalent to a 15-gallon. Double support stakes with a nursery stake. Root collar is buried by mulch.										

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Suitability for Preservation (High/Moderate/Low)	Protected Tree	Proposed for Removal
		Trunk Diameter (inches at DBH)	Height (feet)	Canopy Spread (feet)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (per Roseville City Code)			
33	Marina madrone (*Arbutus* 'Marina')	<1	7	2	80%	50%	70%	Fair to Good	Moderate	-	-
	Comments: Added to map. Recently installed and size is equivalent to a 15-gallon. Double support stakes with a nursery stake (nursery stake should be removed). Root collar is buried by mulch (pull back).										
34	Marina madrone (*Arbutus* 'Marina')	<1	7	2	80%	50%	70%	Fair to Good	Moderate	-	-
	Comments: Added to map. Recently installed and size is equivalent to a 15-gallon. Double support stakes with a nursery stake (nursery stake should be removed). Root collar is buried by mulch (pull back).										
35	Marina madrone (*Arbutus* 'Marina')	<1	7	2	80%	50%	70%	Fair to Good	Moderate	-	-
	Comments: Added to map. Recently installed and size is equivalent to a 15-gallon. Double support stakes with a nursery stake (nursery stake should be removed). Root collar is buried by mulch (pull back).										
36	Marina madrone (*Arbutus* 'Marina')	<1	6	2	80%	50%	70%	Fair to Good	Moderate	-	-
	Comments: Added to map. Recently installed and size is equivalent to a 15-gallon. Double support stakes with a nursery stake (nursery stake should be removed). Root collar is buried by mulch (pull back).										
37	Marina madrone (*Arbutus* 'Marina')	<1	6	2	80%	50%	70%	Fair to Good	Moderate	-	-
	Comments: Added to map. Recently installed and size is equivalent to a 15-gallon. Double support stakes with a nursery stake (nursery stake should be removed). Root collar is buried by mulch (pull back).										
38	London plane tree (*Platanus × hispanica*)	16	45	55	90%	60%	80%	Good	High	-	-
	Comments: Low canopy over sidewalk and street. Has a moderate-size root girdling a buttress.										
39	London plane tree (*Platanus × hispanica*)	11	40	353	40%	60%	50%	Fair to Poor	Moderate	-	-
	Comments: Adjacent to communications cylindrical box. Sparse canopy with deadwood.										
40	London plane tree (*Platanus × hispanica*)	7	30	30	50%	50%	70%	Fair	Moderate	-	-
	Comments: Asymmetrical canopy with some dieback.										

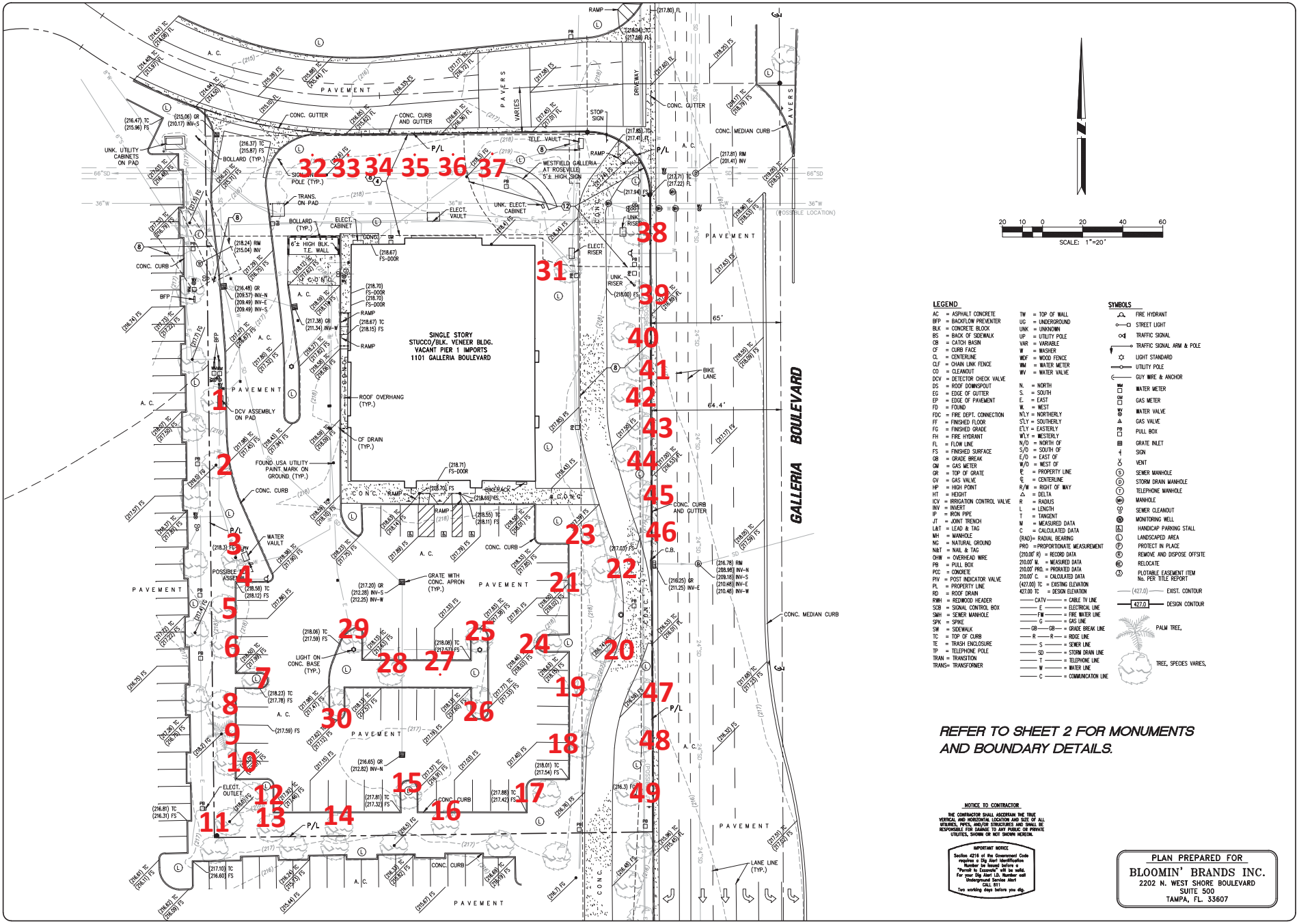
TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Suitability for Preservation (High/Moderate/Low)	Protected Tree	Proposed for Removal
		Trunk Diameter (inches at DBH)	Height (feet)	Canopy Spread (feet)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (per Roseville City Code)			
41	London plane tree (*Platanus × hispanica*)	8	35	30	50%	60%	40%	Fair to Poor	Moderate	-	-
	Comments: Leans slightly towards street. Deadwood.										
42	London plane tree (*Platanus × hispanica*)	8	30	30	50%	60%	40%	Fair to Poor	Moderate	-	-
	Comments: Asymmetrical canopy with some deadwood.										
43	London plane tree (*Platanus × hispanica*)	9	30	25	50%	60%	50%	Fair	Moderate	-	-
	Comments: Asymmetrical canopy with some deadwood. Low branches and deadwood over street.										
44	London plane tree (*Platanus × hispanica*)	11	35	35	60%	60%	70%	Fair	Moderate	-	-
	Comments: Low canopy over sidewalk. Adjacent sidewalk is cracked and raised by roots.										
45	London plane tree (*Platanus × hispanica*)	8	30	25	40%	50%	20%	Poor	Moderate	-	-
	Comments: Declining top with deadwood.										
46	London plane tree (*Platanus × hispanica*)	12	35	40	60%	60%	60%	Fair	Moderate	-	-
	Comments: Asymmetrical and low canopy over planter and sidewalk. Adjacent sidewalk is raised. Located within a narrow section of planter (between street and sidewalk).										
47	London plane tree (*Platanus × hispanica*)	9	25	30	60%	60%	70%	Fair to Good	Moderate	-	-
	Comments: Deadwood.										
48	London plane tree (*Platanus × hispanica*)	10	35	35	40%	50%	50%	Fair to Poor	Moderate	-	-
	Comments: Asymmetrical canopy with deadwood.										
49	London plane tree (*Platanus × hispanica*)	11	35	35	40%	50%	50%	Fair to Poor	Moderate	-	-
	Comments: Asymmetrical canopy with deadwood. Has a moderate-sized root girdling a buttress.										

EXHIBIT B:

SITE MAP

(one sheet)



LEGEND

AC = ASPHALT CONCRETE	TW = TOP OF WALL	
BFP = BACKFLOW PREVENTER	UG = UNDERGROUND	
BLK = CONCRETE BLOCK	UNK = UNKNOWN	
BS = BACK OF SIDEWALK	UP = UTILITY POLE	
CB = CATCH BASIN	VAR = VARIABLE	
CF = CURB FACE	W = WASHER	
CL = CENTERLINE	WDF = WOOD FENCE	
CLF = CHAIN LINK FENCE	WM = WATER METER	
CO = CLEANOUT	WV = WATER VALVE	
DCV = DETECTOR CHECK VALVE		
DS = ROOF DOWNSPOUT	N. = NORTH	
EG = EDGE OF GUTTER	S. = SOUTH	
EP = EDGE OF PAVEMENT	E. = EAST	
FD = FOUND	W. = WEST	
FDC = FIRE DEPT. CONNECTION	N'LY = NORTHERLY	
FF = FINISHED FLOOR	S'LY = SOUTHERLY	
FG = FINISHED GRADE	E'LY = EASTERLY	
FH = FIRE HYDRANT	W'LY = WESTERLY	
FL = FLOW LINE	N/O = NORTH OF	
FS = FINISHED SURFACE	S/O = SOUTH OF	
GB = GRADE BREAK	E/O = EAST OF	
GM = GAS METER	W/O = WEST OF	
GR = TOP OF GRATE	℄ = PROPERTY LINE	
GV = GAS VALVE	℄ = CENTERLINE	
HP = HIGH POINT	R/W = RIGHT OF WAY	
HT = HEIGHT	Δ = DELTA	
ICV = IRRIGATION CONTROL VALVE	R = RADIUS	
INV = INVERT	L = LENGTH	
IP = IRON PIPE	T = TANGENT	
JT = JOINT TRENCH	M = MEASURED DATA	
L&T = LEAD & TAG	C = CALCULATED DATA	
MH = MANHOLE	(RAD)= RADIAL BEARING	
NG = NATURAL GROUND	PRO = PROPORTIONATE MEASUREMENT	
N&T = NAIL & TAG	(210.00' R) = RECORD DATA	
OHW = OVERHEAD WIRE	210.00' M. = MEASURED DATA	
PB = PULL BOX	210.00' PRO. = PRORATED DATA	
PCC = CONCRETE	210.00' C. = CALCULATED DATA	
PIV = POST INDICATOR VALVE	(427.00) TC = EXISTING ELEVATION	
PL = PROPERTY LINE	427.00 TC = DESIGN ELEVATION	
RD = ROOF DRAIN	CATV = CABLE TV LINE	
RWH = REDWOOD HEADER	E = ELECTRICAL LINE	
SCB = SIGNAL CONTROL BOX	FW = FIRE WATER LINE	
SMH = SEWER MANHOLE	G = GAS LINE	
SPK = SPIKE	GB = GRADE BREAK LINE	
SW = SIDEWALK	R = RIDGE LINE	
TC = TOP OF CURB	S = SEWER LINE	
TE = TRASH ENCLOSURE	SD = STORM DRAIN LINE	
TP = TELEPHONE POLE	T = TELEPHONE LINE	
TRAN = TRANSITION	W = WATER LINE	
TRANS= TRANSFORMER	C = COMMUNICATION LINE	

SYMBOLS

- FIRE HYDRANT
- STREET LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL ARM & POLE
- LIGHT STANDARD
- UTILITY POLE
- GUY WIRE & ANCHOR
- WATER METER
- GAS METER
- WATER VALVE
- GAS VALVE
- PULL BOX
- GRATE INLET
- SIGN
- VENT
- (S) SEWER MANHOLE
- (D) STORM DRAIN MANHOLE
- (T) TELEPHONE MANHOLE
- (MH) MANHOLE
- SEWER CLEANOUT
- (W) MONITORING WELL
- HANDICAP PARKING STALL
- (L) LANDSCAPED AREA
- (P) PROTECT IN PLACE
- (R) REMOVE AND DISPOSE OFFSITE
- (R) RELOCATE
- (X) PLOTABLE EASEMENT ITEM No. PER TITLE REPORT
- (427.0) EXIST. CONTOUR
- 427.0 DESIGN CONTOUR
- PALM TREE,
- TREE, SPECIES VARIES,

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE
Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call Underground Service Alert CALL 811 Two working days before you dig.

PLAN PREPARED FOR
BLOOMIN' BRANDS INC.
2202 N. WEST SHORE BOULEVARD
SUITE 500
TAMPA, FL. 33607

NO.	REVISIONS	DATE

Prepared by:
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Civil Engineers and Land Surveyors
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TOPOGRAPHY AND BOUNDARY SURVEY

GALLERIA BOULEVARD N/O ROSEVILLE PARKWAY
1101 GALLERIA BOULEVARD
IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

DATE	06/28/2023
DRAWN BY	SDS
CHECKED BY	MPH
JOB NO.	BLB23026
SHEET NO.	3
	OF 3 SHEETS

EXHIBIT C:

PHOTOGRAPHS

(six sheets)

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#17


#19


#20


#21


#22


#23


#24


#25
AVAILABL
Pier 1 Impo


#26


#27
AVAI
Pier 1


#28


#29


#30


#31


Pier 1 imports
#37
#36
#35
#34
#33 #32


#38
AVAILABLE
Theresa Chalmers
650-888-1718


#39


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