

Arborist Report

**Timberline: APN 051-180-059
Placer County, CA**

October 2008



Prepared for:

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Arborist Report

Timberline: APN 051-180-059
Placer County, CA

October 2008

SUMMARY OF FINDINGS AND CONCLUSIONS

Gallaway Consulting, Inc. conducted a tree evaluation and inventory within the approximately 1-acre Timberline: APN 051-180-059 property (Property). The Property lies northwest of the City of Auburn in Placer County, California, and is within the jurisdiction of Placer County (County). The Property is composed of sparse blue oak-gray pine woodland and was surveyed to provide an overall quantitative and qualitative evaluation of existing trees 5 inches or greater in diameter at breast height (dbh), per California Environmental Quality Act (CEQA) standards (PR21083.4). A total of 19 blue oak, 11 live oak, 1 gray pine, 3 valley oak, and 7 landscape tree species (including redwood and fruit trees) 5 inches or greater in dbh were found to occur within the Property. Approximately 0.36 acres of tree canopy cover exist within the Property.

The woodland within the site does provide some ecological quality, even though it is isolated and occurs within an infill area of the City. While surveying the area, a variety of songbirds, rattlesnakes, and black-tailed jack rabbits were observed.

Note: Hazard trees are present onsite and include trees with an extreme lean, decay, and/or unstable limbs. Such hazard trees in close proximity to buildings, pedestrians, and roadways should be removed.

INTRODUCTION

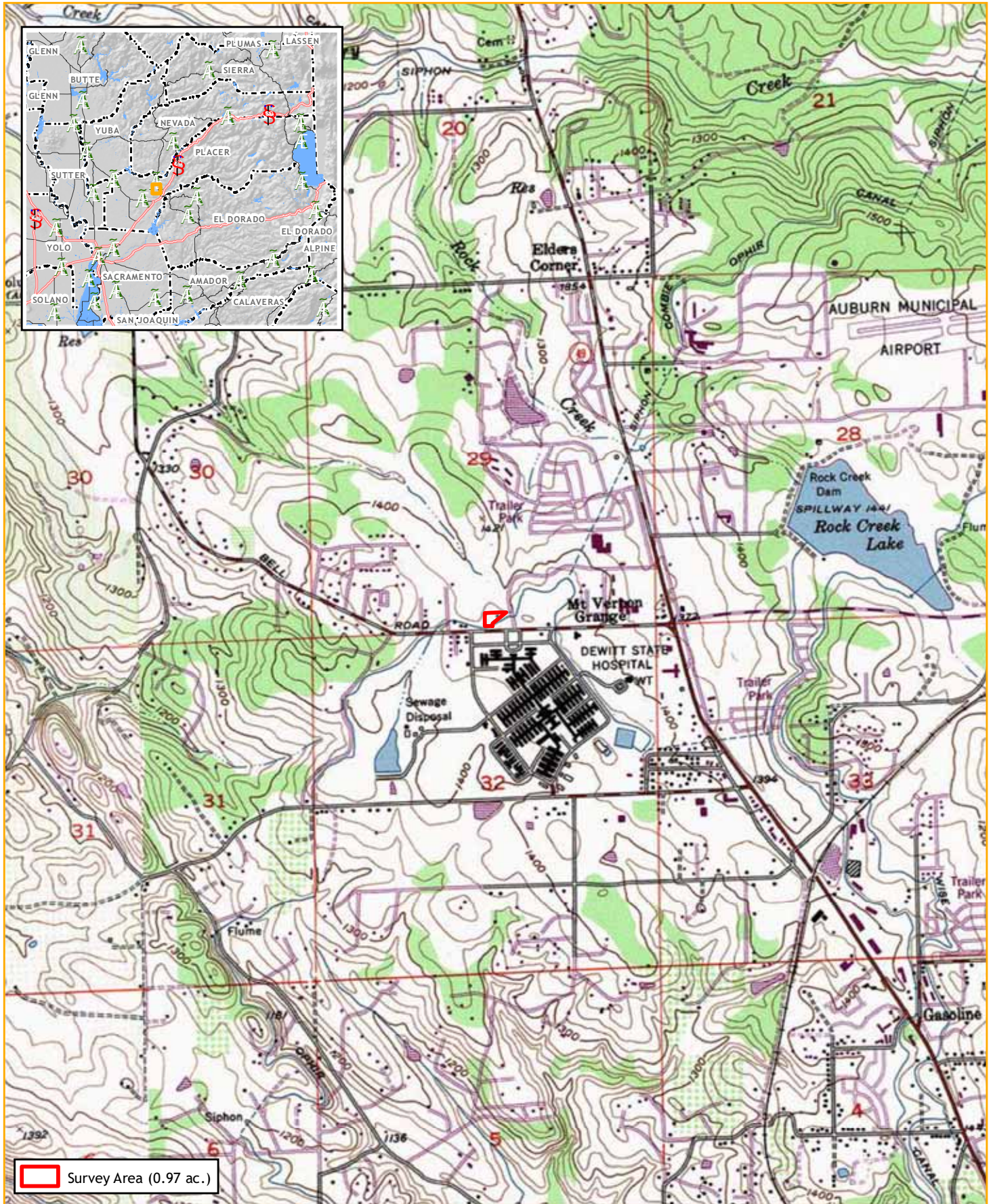
Gallaway Consulting, Inc. (GCI) conducted a tree survey within the Property located northwest of the City of Auburn in Placer County, California. More specifically, it is located in the southeastern portion of Section 29, T13N, R8E, as identified on the U.S. Geological Survey (USGS) Auburn 7.5' Quadrangle (**Figure 1**). A site survey was conducted by certified arborist Elena Alfieri (ISA #WE-8033A) on October 2, 2008 to evaluate the tree resources on the Property. Currently, a parking lot for an adjacent proposed development is proposed on the site. The Property encompasses roughly 1 acre of open land on the north side of Bell Road.


This report was prepared as part of the requirements of a tree removal permit for new projects identified in Article 12.16 of the County Code. It is intended as an informative tool for both the project proponent and the County. The project proponent may use the data set forth in this report during finalization of the site plan to estimate impacts to tree resources and identify ways to minimize and avoid impacts. The County's project review process would include an evaluation of consistency between the proposed development and applicable sections of the municipal code.

STUDY AREA

The Property is located in Placer County, California in the foothills associated with the Sierra Nevada Mountain Range. The site is located just west of Highway 49, with Bell Road serving as the southern boundary, Education Street as the northeastern boundary, and West Entrance cutting through the 1-acre Property (**Figure 1**). An apartment complex and an associated gravel driveway occur on the Property (see site photos presented in **Appendix I**). Additionally, existing residential and commercial buildings are located to the north, south and east of the Property with a small strip of open land located to the west. The Property is characterized as blue oak woodland, with relatively flat topography.

The site's tree population is dominated by blue oaks (*Quercus douglasii*). Live oak (*Quercus wislizeni*) is the other prominent tree species. The site's understory is comprised primarily of annual grasses. Oak woodlands within the site are fragmented by existing structures and gravel roads. Trees on the Property appear to have been previously removed from the site during the past construction activities. The remaining trees on the Property are mainly large individuals with younger elongated trees present in the northwestern portion of the Property. The climate in the project area is classified as Mediterranean (Cs), with cool, wet winters and hot, dry summers. The average length of the growing season is 225 to 350 days. Annual precipitation in the study area vicinity is 25 to 40 inches (SCS, 1974).



 Survey Area (0.97 ac.)

R Survey Area adapted from Placer County Assessor Parcel.
 In Section 29 of T13N & R8E of
 Auburn USGS 7.5' Quad.
 Map shows Auburn & Gold Hill USGS 7.5' Quads.
 Map Date: October 9, 2008

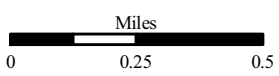


Figure 1

Woodland Overview

The location of the blue oak-gray pine woodland within the Property is one of the few remnants of the larger, now fragmented oak woodland landscape within and adjacent to the City of Auburn (**Figure 2**). Woodlands on the Property are isolated from remaining woodlands in the vicinity. Larger patches of undisturbed woodland occur northwest and west of the site. However, residential developments and open grassland proposed for construction activities separate the larger patches of woodland from the Property.

Though the woodland within the Property has been manipulated and manicured, wildlife is abundant onsite, as oak woodlands function as one of the most important wildlife habitats in California.

Another consideration is the presence of hazard trees onsite, which exhibited signs of decay or structural defects, and were given a health rating of 1 (**Appendix II**). These hazard trees should be removed if they pose a threat to buildings and/or pedestrians.

REGULATORY FRAMEWORK

SB1334 – Oak Woodlands Protection Act

Senate Bill 1334, which was enacted in 2004, established regulations related to the conversion of oak woodlands within county jurisdictions. The Public Resources Code (§21083.4) requires counties to determine whether projects would result in potentially significant impacts related to the conversion of oak woodlands. A range of mitigation alternatives must be implemented if a county identifies potentially significant impacts related to oak woodland conversion.

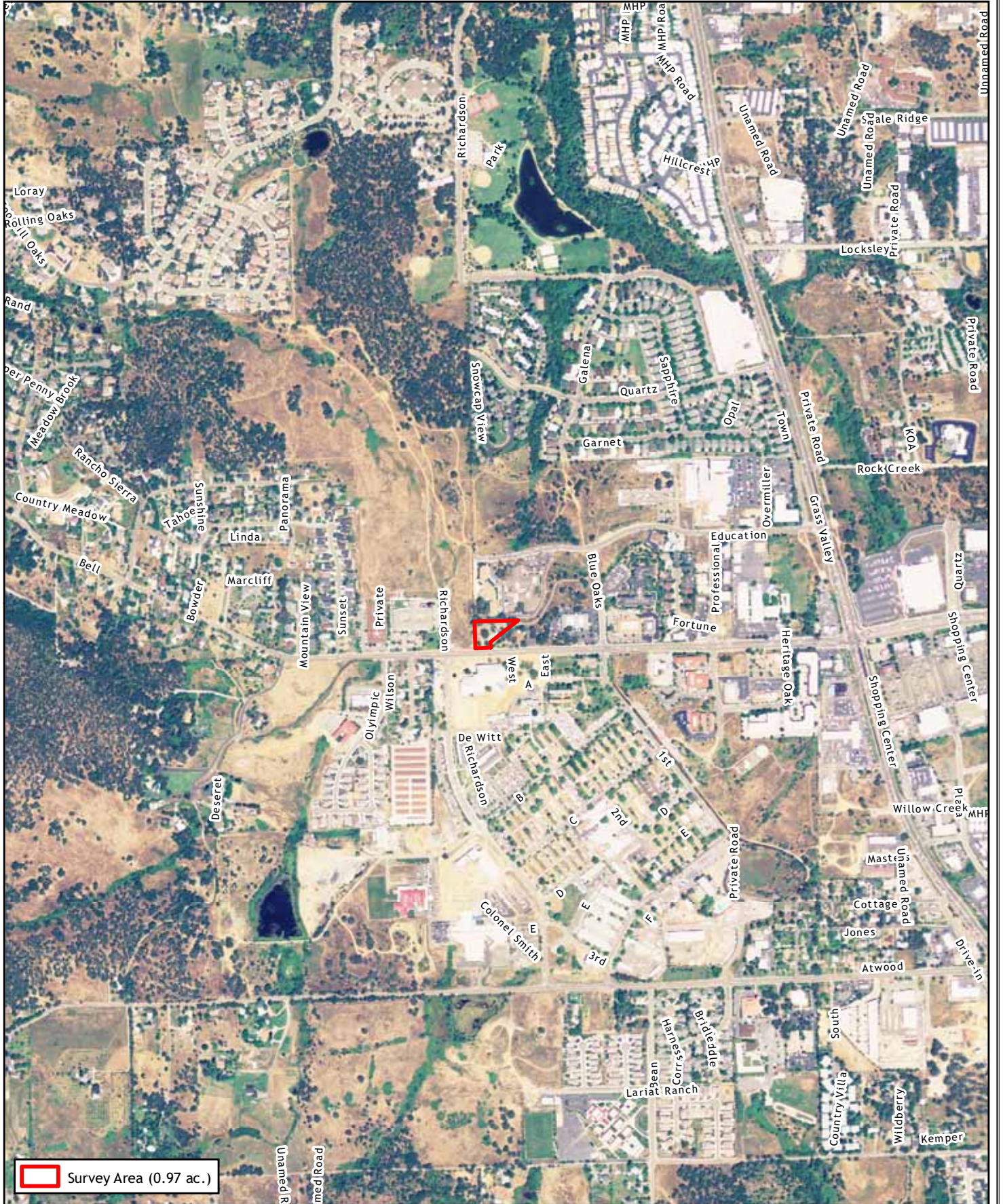
Auburn/Bowman Community Plan


The Auburn/Bowman Community Plan (ABCP) is a component of the Placer County General Plan. The ABCP serves as the “land use policy document” applicable to the project site. The Plan establishes broad, *General Community Goals and Planning Principals*, which are followed by specific elements. The following goals and policies of the ABCP are likely applicable to the oak/oak woodland resources occurring within the project site:

General Community Goals and Planning Principals

General Community Goals

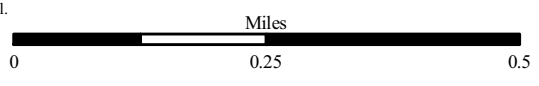
14. *PRESERVE THE NATURAL LAND FORMS; PRESERVE OUTSTANDING AREAS OF NATIVE VEGETATION INCLUDING, BUT NOT LIMITED TO, OAK WOODLANDS AND RIPARIAN AREAS, AND NATURAL RESOURCES OF THE AREA AS MUCH AS POSSIBLE. IT IS RECOGNIZED THAT DEVELOPMENT OF COMMERCIAL, INDUSTRIAL, AND HIGHER DENSITY RESIDENTIAL USES CAN RESULT IN THE LOSS OF NATURALLY OCCURRING AMENITIES. WHERE THIS IS ALLOWED TO*



 Survey Area (0.97 ac.)

R

Survey Area adapted from Placer County Assessor Parcel.
 In Section 29 of T13N & R8E of
 Auburn USGS 7.5' Quad.
 Aerial: 2005 (NAIP)
 Map Date: October 9, 2008



 **GALLAWAY**
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Figure 2

OCCUR, ADHERENCE TO A SET OF COMMUNITY DESIGN GUIDELINES SHOULD ASSIST IN MITIGATING SUCH IMPACTS.

Environmental Resources Management Element

Vegetation Goals:

1. *PRESERVE OUTSTANDING AREAS OF NATIVE VEGETATION AND TREES, NATURAL TOPOGRAPHIC FEATURES, WILDLIFE HABITATS AND CORRIDORS, AND RIPARIAN CORRIDORS.*
2. *CONSERVE SIGNIFICANT GRASSLAND AND WOODED AREAS AS ESSENTIAL ECONOMIC, NATURAL, AND AESTHETIC RESOURCES.*

Vegetation Policies:

1. *Conserve vegetative resources due to their importance for wildlife habitat, watershed protection, climate moderation, erosion control, and for their many other values.*
2. *Conserve the natural landscape, including minimizing disturbance to natural terrain and vegetation, as an important consideration in the design of any subdivision or land development project.*
8. *Encourage landowners and developers to preserve the integrity of existing terrain and native vegetation in visually sensitive areas such as hillsides, ridges and along important transportation corridors and designated scenic highways.*
10. *Conserve representative areas of undisturbed oak woodlands and valley grasslands that have significant value as wildlife habitat.*
11. *Preserve and protect landmark trees and major groves of native trees.*

Placer County Code

Article 12.16 of the County Code establishes the primary tree preservation regulations applicable to the proposed project. The Tree Ordinance identifies protected trees and establishes protection requirements for projects that may impact these trees. Protected trees are described as all native tree species with a dbh of ≥ 6 inches. The Auburn/Bowman Community Plan Area is established as a Tree Preservation Zone, subject to the provisions of the Tree Ordinance. In addition, the ordinance establishes county-wide protections for landmark trees and trees within riparian zones.

Other Guidance

Placer County Oak Woodland Management Plan

The County's Oak Woodland Management Plan is intended to provide a framework of consistent policy for projects subject to CEQA review and the Tree Ordinance. While this management plan is not codified, it is a synthesis of many different policies and guidelines related to oak woodlands within the County's jurisdiction.

Interim Guidelines for Evaluating Development Impacts on Oak Woodland

These Guidelines, while interim in nature, are intended to provide a consistent environmental review process for projects that would occur within the County's oak woodlands. The Interim Guidelines are based on the County's Tree Ordinance and General Plan as well as the CEQA Guidelines. Portions of this arborist report are based on the inventory and impact assessment standards set forth in the Interim Guidelines. For example, "significant oak trees" within the project site are identified in this report. The Interim Guidelines establish a dbh threshold of 24 inches for significant oak trees.

METHODS

Prior to conducting the onsite survey, aerial photos of the site were reviewed in order to identify the likely location(s) of tree stands. Surveys were conducted on foot by certified arborist Elena Alfieri to identify trees that were 5 inches or greater in dbh. The County's Code states that "breast height" is 54-inches (4.5 feet) above the ground. This standard is consistent with the International Society of Arboriculture (ISA) guidelines. All evaluated trees within the survey areas were:

- Measured to determine dbh
- Individually numbered
- Evaluated for health rating
- Measured to determine approximate canopy radius
- Cataloged spatially in a Geographic Information Systems for map generation.

Trees adjacent to, but outside of the project boundary were also surveyed to account for any possible discrepancies between the spatial source data used to make the map and the actual parcel boundary (**Figure 3**).

Tree Health Ratings

Inventoried trees were assigned a health rating of 1 to 5, with 1 being poor and 5 being excellent. The health ratings were based on the following standards:

- 1:** These trees have a major defect and are considered a potential hazard. The defect is typically extensive decay located within the trunk.
- 2:** These are generally sound trees but often have prominent leans, trunk elongation, or general branching defects. Other potential health detractors include excessive deadwood from competition with other trees and mistletoe/ivy overgrowth.
- 3:** These are average trees; generally in good health and without prominent defects in branching pattern and/or overall structure. These trees also have adequate growing room and are not overgrown with mistletoe or ivy.
- 4:** These trees are above average, with good branch form. They are not overcrowded or light-starved and have plenty of room to grow, and often



R Survey Area adapted from Placer County Assessor Parcel.
 Trees surveyed by EA (10/2/08)
 Map Date: October 9, 2008

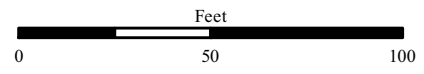


Figure 3

look much like a “3” except they are larger, older, and better established in the tree stand.

5: These trees are considered excellent in all aspects: form, branching, and structure.

An evaluation of aerial images using remote sensing techniques was used to estimate total canopy area. Color gradients on aerial photographs were associated with different vegetative communities on the Property. Once specific gradients were assigned to the tree species occurring onsite, the total area of canopy cover on the Property was calculated. Potential loss of tree canopy can be estimated through a comparison of canopy cover distribution and site plans.

RESULTS

The number of trees ≥ 5 inches in dbh inventoried on the Property totaled 41 (**Figure 3, Appendix II**). Of the 41 trees inventoried, 33 are native oaks and 1 is a gray pine. The remaining 7 trees include redwood, fruit trees, and other non-native landscape trees. Canopy cover within the Property accounts for approximately 0.36 acre, or 37%, of the Property (**Figure 4**).

Native Trees

A total of 41 trees were inventoried within the Property. Approximately 81% of the inventoried trees were native oaks including blue oak, live oak, and valley oak, while 2% were gray pines. The analysis of aerial images resulted in the identification of approximately 0.36 acre of canopy cover on the Property. One acre of canopy cover on the site would contain approximately 114 trees measuring at least 5 inches in dbh.

Significant Trees



Trees with 24 inch or greater dbh were identified on the Property as significant trees. These individual trees contribute greatly to a stand by producing high numbers of acorns for regeneration, and in some cases, they comprise their own micro-woodland as young oaks and other associated species develop under their canopy. Field surveys resulted in the identification of 3 blue oaks and 1 gray pine with a dbh of 24 inches or greater on the Property (**Figure 5**).

Some of the large trees onsite were found to have structural defects and/or decay, lowering the health rating of the tree. The health ratings for these large trees ranged from 3 to 5, with 4 being the average health.

Evaluation of Tree Resources within the Site

Trees within the Property are composed primarily of blue oak along with some live oak and valley oak. The trees are generally large individual trees retained during past developments and gravel road construction activities. A shrub layer was lacking onsite, with the understory comprised largely of grassland vegetation. Some areas were devoid of vegetation due to the presence of the apartment building and the associated gravel driveway. The average health of inventoried trees was 2 and the average dbh was 15 inches.



 Survey Area (0.97 ac.)
 Canopy cover (0.36 ac.)

R Survey Area adapted from Placer County Assessor Parcel.
Canopy cover derived from aerial photography remote sensing.
Aerial: 2005 (NAIP)
Map Date: October 9, 2008

Feet
0 50 100

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Figure 4

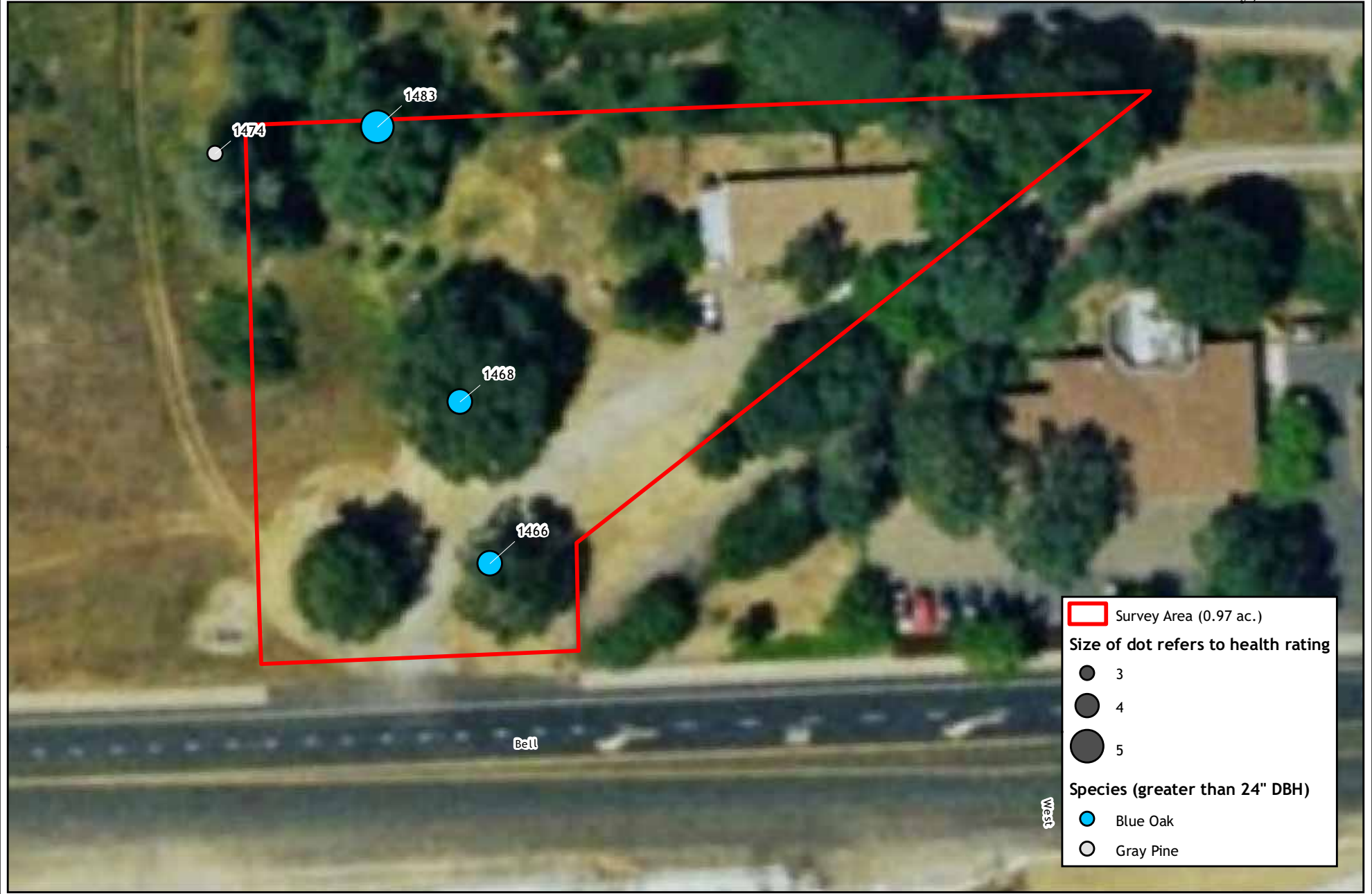
DISCUSSION

Tree stands within the Property are comprised of almost entirely blue oak with live oak and valley oak trees. During surveys it was found that trees within the site were often sparse and consisted mainly of large individual trees. Some of these trees contained evidence of mechanical injury from past construction activities and from people using the trees to hang objects including signs.

Prior to the removal of any trees within the Property, the County will require the project proponent to prepare a plan for ensuring that trees designated for preservation are not damaged during construction and will be adequately protected in the long-term. The plan, prepared by a qualified professional, shall include tree protection measures for all trees or groups of trees where grading, fill, building, utility installation, redirection of natural drainage to or away from trees to be preserved, or similar activities will occur. To address the requirements set forth by the County in Article 12.16 of the County Code, a site specific tree preservation plan should be drafted. General tree protection plan guidelines are included in **Appendix III**.

The current project design would retain 29 of the 41 trees identified and all of the 24 inch and greater oak trees by forming islands within the parking lot. However, a specific grading plan will determine the actual amount of trees which will be impacted and which retained. A tree management plan for those trees retained may be required by the County. Of the trees proposed for removal located within the construction footprint, 4 are non-native landscape trees (1443, 1444, and 1455), 3 are blue oaks (1469 – 1471) with a health rating of 2, one is a gray pine (1474) with a health rating of 3, and 4 are live oaks (1472, 1475, 1501, and 3385) with an average health rating of 2 (**Appendix II**).

Measures must be taken to prevent impacts to retained trees during the construction activities including, but not limited to, changes in grade, mechanical damage, and root undercutting. Additionally, a stormwater draining plan must be prepared which will prevent an increase in water pooling around the retained trees. Also, no artificial irrigation should be used on or within the dripline of retained trees. General tree preservation recommendations are provided in **Appendix III**.



R Survey Area adapted from Placer County Assessor Parcel.
Trees surveyed by EA (10/2/08)
Map Date: October 9, 2008

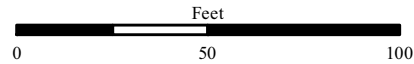


Figure 5

RECOMMENDATIONS

Consistent with the objectives of Auburn/Bowman Community Plan it is recommended to incorporate avoidance measures into the project design to maximize the preservation of healthy trees and trees 24in. or greater in dbh. Since the current site plan has been designed to retain significant trees within the parking lot by establishing islands, it is recommended to use the preservation techniques outlined in **Appendix III** to ensure the trees retained are protected from harm during and following construction activities. It is also recommended that the parking lot be constructed of pervious material so that aeration of the soil is allowed. This will prevent the retained trees from becoming stressed from lack of oxygen.

It is assumed that tree removal will occur as part of the development of this site, therefore, upon completion of a final site design the proponent should apply for a tree removal permit from the Placer County Planning Department

Note: This report is an initial evaluation of the tree resources within the Timberline: APN 051-180-059 Property. It is the author's understanding that the ultimate goal of this tree resource evaluation is for the project proponent to obtain a tree removal permit and construct a parking lot. The arborist disclaimer is provided in **Appendix IV**.

A final tree preservation plan will be required by the County prior to the issuance of the tree removal permit. A final tree preservation plan cannot be developed until an identification of all preserved or avoided trees is made. At that time, a definitive, site specific, tree preservation plan can be produced.

REFERENCES

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PERSONAL COMMUNICATION

Schmidt, Christopher. Placer County, Senior Planner. Telephone communication (530-745-3076) with GCI Arborist Elena Alfieri regarding: Thresholds of significance, land use designations and zoning districts as they pertain to preparation of arborists' reports.

APPENDIX I
Site Photos



Tree numbers 1467 and 1468 in the background looking east



Tree numbers 1465, 1464, and 1463 in the background looking northeast

APPENDIX II

List of Inventoried Trees

List of Inventoried Trees

Inside Parcel

Tree Tag Number	Species	Multi-Stem	DBH"	Dripline (ft.)	Comments	Health
22	live oak		18	15	old tag	3
1443	OTHER	6,6	12	12	Mimosa	2
1444	OTHER		20	10	Aptos redwood	3
1445	blue oak		6	5		2
1446	OTHER		16	8	fir spp.	1
1447	OTHER	16,4,11	31	24		1
1448	valley oak		21	28		3
1449	live oak		5	7		1
1450	valley oak		17	23		4
1454	OTHER		19	16		2
1455	OTHER		11	6	rec. removal-ailanthus	1
1456	blue oak	5,5	10	3		1
1462	live oak		7	3		1
1463	live oak	12,11	23	12		2
1466	blue oak		26	15	signs posted	4
1467	valley oak		23	18		4
1468	blue oak		37	20	nails/boards in tree	4
1469	blue oak		6	3		2
1470	blue oak		7	4		2
1471	blue oak		9	5		2
1483	blue oak		38	12		5

Outside Parcel

Tree Tag Number	Species	Multi-Stem	DBH"	Dripline (ft.)	Comments	Health
1501	live oak		6	3		1
1441	blue oak		11	13		3
1442	live oak		5	4		1
1451	blue oak		10	8		3
1452	blue oak		6	5		2
1453	blue oak		22	22		4
1457	blue oak		8	4		2
1458	blue oak		9	9		2
1459	blue oak	12,12	24	13		3
1460	blue oak		11	6		2
1461	blue oak		11	5		3
1464	blue oak		11	5		2
1465	blue oak		12	8		3
1472	live oak	6,5,4,1	16	6		2
1473	OTHER	3,3,3,4,2,3,4,4	23	7	Cherry	1
1474	gray pine		28	10		3
1475	live oak	5,3	8	4		1

Tree Tag Number	Species	Multi-Stem	DBH"	Dripline (ft.)	Comments	Health
1476	live oak	4,4,2	10	5		1
3384	live oak		7	4	old tree tag	1
3385	live oak	8,8,7	23	6	Old Tag	3

APPENDIX III

General Tree Preservation Recommendations

General Tree Preservation Recommendations Timberline, Placer County, CA.

Preservation and Maintenance of Existing Oak Trees.

As a general rule, the existing ground surface within 6 feet of the drip line of any oak tree and 10 feet of the drip line of any significant tree to be preserved, shall not be cut, filled, compacted or pared. Excavation adjacent to any oak tree shall not be permitted where, in the judgment of a qualified professional, or Planning Director (Director), damage to the root system will result. Exceptions may be approved by the Director based on consultation with a qualified professional, at the cost of the developer, resulting in reasonable assurance that the tree will not be destroyed. Anticipated exceptions include making allowances to construct planned public improvements such as roads and sidewalks when it is not feasible to design the public improvements in a manner that will avoid encroachment into the drip line. The following criteria are to be used when considering permission to encroach into the drip line of an oak tree:

1. When proposed developments encroach into the drip line of any oak tree, whether the tree is located on the property being developed or on an adjacent property, special construction techniques to protect the roots shall be required by the Director with respect to any application for a building, grading or development permit. During construction, such protection measures may include, but not be limited to, installing a tree protection fence six to ten feet out from the perimeter of a tree or trees to be preserved.
2. Unless specifically approved by a qualified professional, no trenching whatsoever shall be allowed within the drip line(s) of preserved oak trees. If it is absolutely necessary to install underground utilities within the drip line(s) of a preserved oak tree, a tunneling method of installation should be used.
3. Landscaping beneath preserved oak trees may include non-plant materials such as boulders, cobbles, wood chips, etc. Plant species planted within the drip line(s) of oak trees should be drought tolerant plants that are indigenous to the Auburn/Placer County area. All landscaping shall be subject to the approval of the County.
4. Paving within the drip line(s) of preserved oak trees shall be minimized to the greatest extent feasible. When it is absolutely necessary, porous material should be used.
5. During grading of any part of the property on which there are oak trees of five (5) inches or greater diameter at breast height (dbh), the following standards of oversight shall apply:
 - (a) If grading, cutting or filling is approved for areas within the drip line of preserved oaks or within a six (6)-foot distance of the drip line of an oak to be preserved, the work shall be supervised by a Certified Arborist. The arborist shall

be responsible for maintaining protective fencing and insuring the oak trees are not damaged by grading related activities. The arborist shall be paid for by the applicant / developer of the property. Placer County reserves the right to hire an independent Certified Arborist if it is deemed necessary by the Director to provide adequate supervision of grading.

Safeguarding Trees During Construction.

A. For the purposes of safeguarding oak trees during construction, the following conditions shall apply:

1. Prior to issuance of a grading or building permit, all preserved oak trees in the vicinity of a construction area shall be inventoried by the owner of such site or by the contractor as to size and location within the site. The inventory shall be submitted to the County, and field checked by County staff, or contract assistance at the applicant's cost, to verify the number, size and location of the trees and the adequacy of protective fencing prior to construction in the vicinity of the preserved oak trees.
2. Damage to any tree during construction shall be immediately reported to the Director. The property owner shall be responsible for correcting any damage to oak trees on the property in a manner specified by a Certified Arborist hired by the County at the applicant's cost.
3. Oil, gasoline, chemicals and other construction materials or equipment which might be harmful to certain oak trees shall not be stored within the drip line of the tree.
4. Necessary drains shall be installed according to county specifications so as to avoid harm to the oak trees due to excess watering.
5. Wires, signs, and other similar items shall not be attached to the oak trees.
6. Cutting and filling within the drip line of an oak tree shall be done only after consultation with the Director, and then only to the extent authorized.
7. No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or waste water shall be dumped on the ground or into any grate between the drip line and the base of the preserved oak trees, or uphill from any preserved oak tree where such substance might reach the roots through a leaching process.
8. Tree protection fences, of a type and design subject to the approval of the Director or his/her designated representative shall be installed at the drip line to prevent compaction and injury to a tree's surface roots.
9. Wherever cuts are made in the ground near the roots of any preserved oak tree,

appropriate measures shall be taken to prevent exposed soil from drying out. All cuts within the drip line of a tree are to be made with hand tools (no backhoes or graders).

10. All root pruning is to be done by hand.

B. If the Director has reason to believe that construction or development activities may endanger a preserved oak tree, he may seek professional consultation, at the expense of the applicant seeking to undertake construction or development of the property, to recommend measures necessary to safeguard the tree(s).

Safeguarding Trees After Construction.

Oak trees required to be kept on a building site and oak trees required to be planted as a condition of construction shall be maintained after completion of construction according to County requirements for the purpose of maintaining or furthering the health of such trees. The Director may require that drought-resistant landscaping be installed as an alternative to irrigated landscaping where appropriate.

To protect preserved trees in perpetuity, it will be necessary to record applicable deed restrictions, and/or conservation easements on open space areas. Where preserved trees occur on private property, deed restrictions preventing removal of preserved tree/s will be necessary, as well as, informing homeowners of the importance of maintaining preserved trees through an informative brochure or other applicable means. Penalties for removal of preserved oak trees should be outlined in the deed restriction and enforceable by the County or potentially a homeowner's association.

Enforcement.

The County shall be responsible for the enforcement of this chapter in coordination with the Director of Public Works (who is responsible for issuance of Permits).

APPENDIX IV
Arborist's Disclaimer

Arborist Disclaimer Statement

Arborists are tree specialists who use their education, knowledge, training, experience, and research to examine trees and woodlands. Arborists recommend measures to enhance the beauty and health of trees and forests, while attempting to reduce the risk of living near them. Clients may choose to accept or disregard the recommendations of the arborist. Or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi and other forces of nature. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength, which can cause even a healthy tree to fail. Any entity who develops land and builds structures with a tree in the vicinity should be aware and inform future residents of the risks of living with trees and this arborists disclaimer.

Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise remedial treatments, like medical care, cannot be guaranteed 100%.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborists services, such as property boundaries, property ownership, disputes between neighbors and other issues. Consulting arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist by the client. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Neither this author nor Gallaway Consulting, Inc. has assumed any responsibility for liability associated with the trees on or adjacent to this Property, their future demise and/or any damage, which may result therefrom. To live near trees is to accept some degree of risk.

Thank you for choosing Gallaway Consulting, Inc. to provide arborist service for your project. If you have any questions, or additional service requests, please don't hesitate to contact us.

Sincerely,
Elena Alfieri
ISA Certified Arborist WE-8033A
Gallaway Consulting, Inc.

ATTACHMENT A

Electronic Copy of Report on CD