

Leo Kotyakov

6031 Sunrise Vista Dr located in Citrus Heights, Ca 95610

PRELIMINARY ARBORIST REPORT

Submitted by:

William O'Neil
ISA Certified Arborist WE-6163A
TREE CARE INCORPORATED

02/28/2020

TABLE OF CONTENTS

| | |
|--|--------|
| COPYRIGHT STATEMENT | Pg. 3 |
| INTRODUCTION | Pg. 4 |
| SPECIFIC INVENTORY DATA/MAINTENANCE RECOMMENDATION | Pg. 5 |
| TERMINOLOGY | Pg. 10 |
| DEFINITION OF CONDITIONS | Pg. 11 |

COPYRIGHT STATEMENT

This consultant's report, dated February 28, 2020 is for the exclusive and confidential use of Leo Kotyakov, concerning 6031 Sunrise Vista Dr located in Citrus Heights, Ca 95610 exclusively, and may not be reproduced in whole or in part on other occasions without written permission of the Consultants **TREE CARE INCORPORATED.**



Austin B. Carroll & Son
Tree Care Incorporated
A Complete Tree Care Company Since 1962



February 28, 2020

Leo Kotyakov
3800 Calverhall Way
Rocklin, Ca 95677

(916) 508-6966 Phone
leokot25@gmail.com Email

RE: Trees located throughout property

All trees included within the inventory have been identified on the corresponding map.

If you should have any questions or need further assistance with this matter please feel free to contact me.

Cordially,

William O'Neil
ISA Certified Arborist WE-6163A

BPO/tc

EXISTING CONDITIONS
6031 SUNRISE VISTA DRIVE
SUNRISE VISTA APARTMENTS
 CITY OF CITRUS HEIGHTS, CA
 APN: 243-0350-008

| SUNRISE VISTA APARTMENTS 6031 SUNRISE VISTA DRIVE PRELIMINARY DEVELOPMENT SUMMARY | | |
|---|---|--|
| APN 243-0350-008 | SITE AREA ±1.377 ACRES ±60,000 SF | UNIT DISTRIBUTION: (10) 1-BEDROOM (20) 2-BEDROOM |
| ZONING GENERAL PLAN | LC LIMITED COMMERCIAL GENERAL COMMERCIAL | 30 TOTAL UNITS 21.78 DWELLING UNITS/AC |

PROJECT INFORMATION

OWNER
VLADILIA GORSHTEYN
FAMILY TRUST
13965 LANCASTER RD
LOS GATOS CA 95030

DEVELOPER/APPLICANT
LEONID KOTYKOV
3800 CALVERHALL WAY
ROCKLIN, CA 95677

ENGINEER
TRD ENGINEERING, INC
783 ORCHARD DR, SUITE 110
FOLSOM, CA 95630
ATTN: CASEY FEICKERT

ARCHITECT
BRUCE WHITELAM AIA
PO BOX 221234
SACRAMENTO CA 95822

LANDSCAPE ARCHITECT
YAMASAKI LANDSCAPE
1223 HIGH ST
AUBURN, CA 95603
ATTN: JEFF AMBROSIA

UTILITY PROVIDERS

PARK DISTRICT
SUNRISE RECREATION &
PARK DISTRICT 916-725-1585

SCHOOL DISTRICT
SAN JUAN UNIFIED SCHOOL DISTRICT

WATER
CITRUS HEIGHTS WATER DISTRICT
916-725-6873

SANITARY SEWER
SACRAMENTO AREA SEWER DISTRICT
SASD 916-875-6730

STORM DRAIN
CITY OF CITRUS HEIGHTS
PUBLIC WORKS

GAS
PG&E 800-743-5000

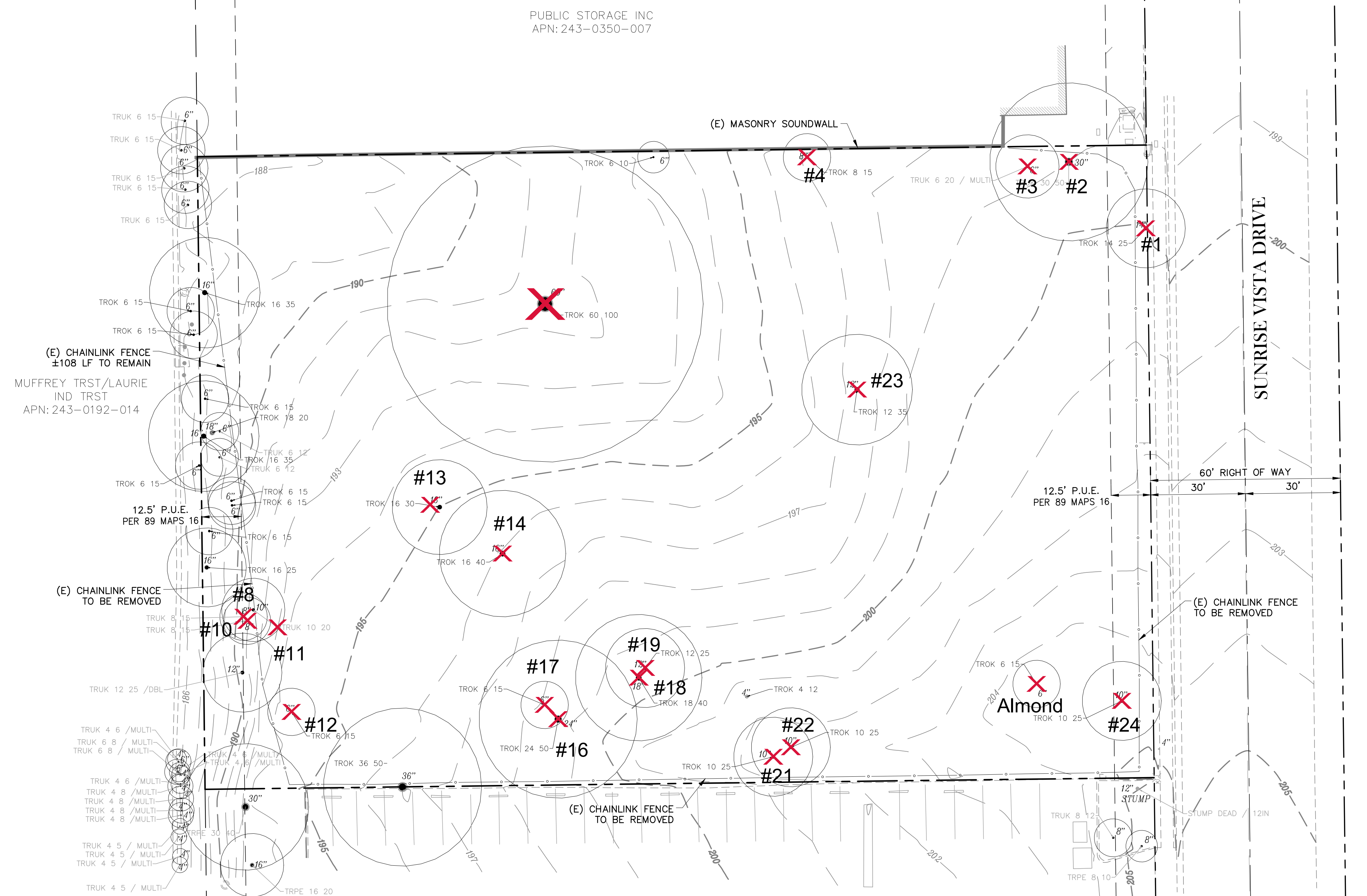
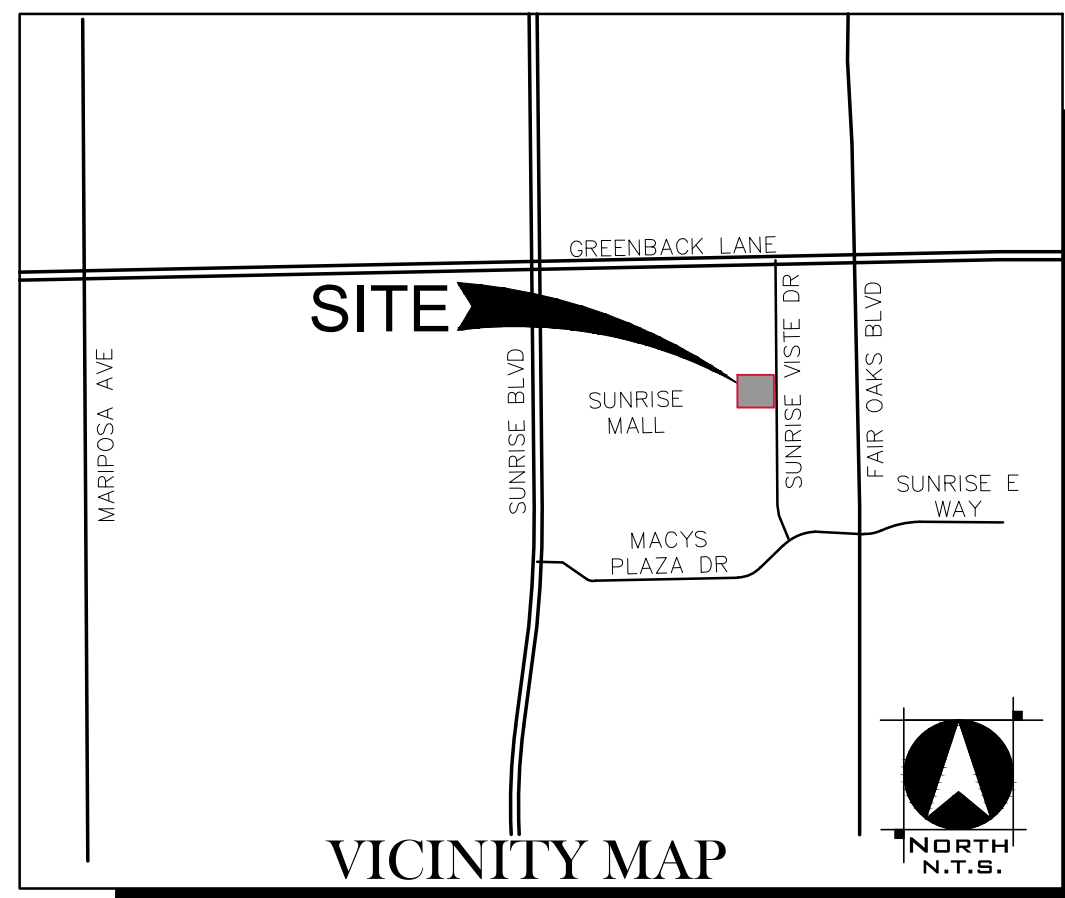
ELECTRIC
SMUD 888-456-SMUD (7683)

TELEPHONE
AT&T 800-288-2020

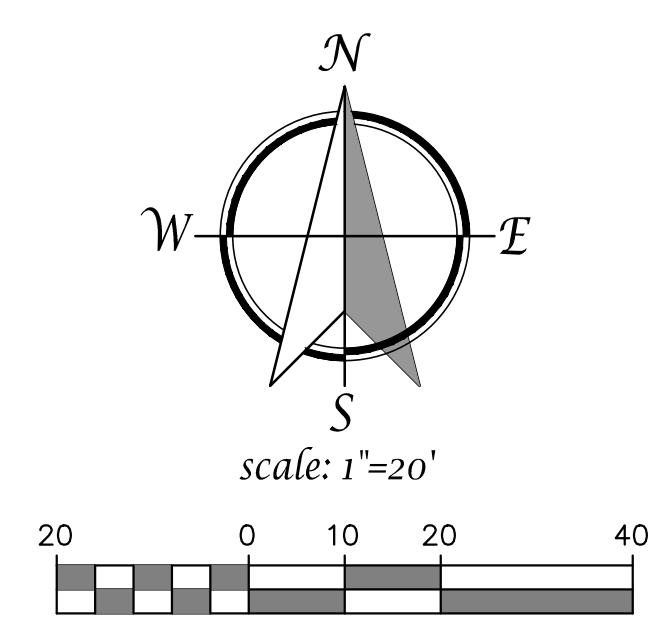
CABLE
COMCAST/XFINITY 844-389-4656

FIRE
SACRAMENTO METROPOLITAN
FIRE DISTRICT

REFUSE
REPUBLIC SERVICES 916-725-9060



L KENNETH NEUTZ AND
 KATHLEEN E NEUTZ
 2013 REVOCABL
 SUNRISE ROLLERLAND
 APN: 243-0350-025



TREE #1 – Valley Oak (*Quercus lobata*)

Diameter : 16 inches
Dripline Radius : 15 feet
Trunk flare : Good
Trunk : Fair – co-dominant at 5 feet
Primary Limbs : Fair – topped at 10 feet
Foliage : Dormant
Dripline Environment : Fair – 40% hardscape
Recommendations : None at this time

TREE #2 – Valley Oak (*Quercus lobata*)

Diameter : 13,12 inches
Dripline Radius : 15 feet
Trunk flare : Good
Trunk : Very poor – co-dominant at 2 feet
Primary Limbs : Fair – heavy
Foliage : Dormant
Dripline Environment : Good
Recommendations : Consider for removal

TREE #3 – Valley Oak (*Quercus lobata*)

Diameter : (10) average 3” trunks
Dripline Radius : 10 feet
Trunk flare : Very Poor
Trunk : Very Poor
Primary Limbs : Very Poor
Foliage : Dormant
Dripline Environment : Good
Recommendations : Remove - stump sprouts

TREE #4 – Valley Oak (*Quercus lobata*)

Diameter : 4,4,7,3 inches
Dripline Radius : 10 feet
Trunk flare : Very poor
Trunk : Very poor
Primary Limbs : Very poor
Foliage : Dormant
Dripline Environment : Poor
Recommendations : Remove - stumps sprouts and on wall

TREE #5 - Valley Oak (*Quercus lobata*)

Diameter : 15 inches
Dripline Radius : 15 feet
Trunk flare : Good
Trunk : Fair – lean
Primary Limbs : Good
Foliage : Dormant
Dripline Environment : Fair – 30% hardscape
Recommendations : None at this time (tree is very close to property line and light pole)

TREE #6 – Valley Oak (*Quercus lobata*)

| | |
|-----------------------------|--------------------------------|
| Diameter | : 4,3 inches |
| Dripline Radius | : 5 feet |
| Trunk flare | : Fair |
| Trunk | : Poor – co-dominant at 4 feet |
| Primary Limbs | : Poor |
| Foliage | : Dormant |
| Dripline Environment | : Fair – 30% hardscape |
| Recommendations | : Remove tree |

TREE #7 – Valley Oak (*Quercus lobata*) Tree Tag #478

| | |
|-----------------------------|--------------------------------|
| Diameter | : 6,5,6 inches |
| Dripline Radius | : 10 feet |
| Trunk flare | : Fair |
| Trunk | : Poor – co-dominant at 4 feet |
| Primary Limbs | : Poor |
| Foliage | : Dormant |
| Dripline Environment | : Fair – 30% hardscape |
| Recommendations | : Remove tree |

TREE #8 – Valley Oak (*Quercus lobata*) Tree Tag #479

| | |
|-----------------------------|-----------------------------------|
| Diameter | : 7,5 inches |
| Dripline Radius | : 10 feet |
| Trunk flare | : Very poor – co-dominant at base |
| Trunk | : Very poor – co-dominant |
| Primary Limbs | : Poor |
| Foliage | : Dormant |
| Dripline Environment | : Fair – 30% hardscape |
| Recommendations | : Remove tree |

TREE #9 – Interior Live Oak (*Quercus wislizenii*)

| | |
|-----------------------------|---------------------------------|
| Diameter | : 9 inches |
| Dripline Radius | : 10 feet |
| Trunk flare | : Fair |
| Trunk | : Fair – lean |
| Primary Limbs | : Poor – co-dominant at 10 feet |
| Foliage | : Dormant |
| Dripline Environment | : Fair – 30% hardscape |
| Recommendations | : None at this time |

TREE #10 - Valley Oak (*Quercus lobata*)

| | |
|-----------------------------|-----------------------------------|
| Diameter | : 7,6,5 inches |
| Dripline Radius | : 10 feet |
| Trunk flare | : Very poor – co-dominant at base |
| Trunk | : Very poor – co-dominant |
| Primary Limbs | : Poor |
| Foliage | : Dormant |
| Dripline Environment | : Fair – 30% hardscape |
| Recommendations | : Remove tree |

TREE #11 – Valley Oak (*Quercus lobata*)

| | |
|-----------------------------|-----------------------------------|
| Diameter | : 10,9,8 inches |
| Dripline Radius | : 10 feet |
| Trunk flare | : Very poor – co-dominant at base |
| Trunk | : Very Poor – co-dominant |
| Primary Limbs | : Poor |
| Foliage | : Dormant |
| Dripline Environment | : Fair – 30% hardscape |
| Recommendations | : Remove tree |

TREE #12 – Valley Oak (*Quercus lobata*)

Diameter : 3,3,3,2 inches
Dripline Radius : 5 feet
Trunk flare : Very poor – co-dominant at base
Trunk : Very poor – co-dominant
Primary Limbs : Poor
Foliage : Dormant
Dripline Environment : Fair – 30% hardscape
Recommendations : Remove tree

TREE #13 – Valley Oak (*Quercus lobata*)

Diameter : 14 inches
Dripline Radius : 10 feet
Trunk flare : Very poor
Trunk : Very poor
Primary Limbs : Fair
Foliage : Dormant
Dripline Environment : Good
Recommendations : Remove tree – trunk is severely damaged

TREE #14 - Valley Oak (*Quercus lobata*)

Diameter : 15 inches
Dripline Radius : 15 feet
Trunk flare : Good
Trunk : Fair – lean
Primary Limbs : Good
Foliage : Dormant
Dripline Environment : Good
Recommendations : None at this time

TREE #15 – Valley Oak (*Quercus lobata*)

Diameter : 6,10,12,13,14 inches
Dripline Radius : 20 feet
Trunk flare : Poor
Trunk : Poor – co-dominant at 2 feet
Primary Limbs : Poor
Foliage : Dormant
Dripline Environment : Fair - 40% hardscape
Recommendations : Remove tree – poor structure

TREE #16 - Valley Oak (*Quercus lobata*)

Diameter : 25 inches
Dripline Radius : 20 feet
Trunk flare : Poor
Trunk : Poor – co-dominant at 5 feet
Primary Limbs : Fair – heavy
Foliage : Dormant
Dripline Environment : Good
Recommendations : None at this time

TREE #17 - Valley Oak (*Quercus lobata*)

Diameter : 3,2 inches
Dripline Radius : 5 feet
Trunk flare : Very poor – co-dominant at base
Trunk : Very poor – co-dominant
Primary Limbs : Poor
Foliage : Dormant
Dripline Environment : Good
Recommendations : Remove tree

TREE #18 – Valley Oak (*Quercus lobata*)

Diameter : 17 inches
Dripline Radius : 20 feet
Trunk flare : Good
Trunk : Fair – lean
Primary Limbs : Fair
Foliage : Dormant
Dripline Environment : Good
Recommendations : None at this time

TREE #19 - Interior Live Oak (*Quercus wislizenii*)

Diameter : 8,6 inches
Dripline Radius : 15 feet
Trunk flare : Poor
Trunk : Very poor – co-dominant at 2 feet
Primary Limbs : Very poor
Foliage : Dormant
Dripline Environment : Good
Recommendations : Remove tree

TREE #20 - Valley Oak (*Quercus lobata*)

Diameter : (8) average 2” trunks
Dripline Radius : 5 feet
Trunk flare : Very poor – co-dominant at base
Trunk : Very poor – co-dominant
Primary Limbs : Very poor
Foliage : Dormant
Dripline Environment : Good
Recommendations : Remove tree

TREE #21 - Valley Oak (*Quercus lobata*)

Diameter : 9,8 inches
Dripline Radius : 10 feet
Trunk flare : Very poor – co-dominant at base
Trunk : Very poor
Primary Limbs : Very poor
Foliage : Dormant
Dripline Environment : Good
Recommendations : Remove tree

TREE #22 - Valley Oak (*Quercus lobata*)

Diameter : 9,9,8 inches
Dripline Radius : 10 feet
Trunk flare : Very poor – co-dominant at base
Trunk : Very poor
Primary Limbs : Very poor
Foliage : Dormant
Dripline Environment : Good
Recommendations : Remove tree

TREE #23 - Valley Oak (*Quercus lobata*)

Diameter : 12, (6) 3, (2) 4 inches
Dripline Radius : 15 feet
Trunk flare : Very poor – co-dominant at base
Trunk : Very poor
Primary Limbs : Very poor
Foliage : Dormant
Dripline Environment : Good
Recommendations : Remove tree

Leo Kotyakov
6031 Sunrise Vista Dr Citrus Heights, Ca 95610
02/28/20
Page 9 of 11

TREE #24 - Valley Oak (*Quercus lobata*) – This tree is dead

| | |
|------------------------|----------------|
| Diameter | : 12,10 inches |
| Dripline Radius | : 15 feet |

Specific Inventory Data/Maintenance Recommendations

Within this specific inventory data you will find the following information:

| | |
|-------------------------|---|
| Tree Number: | Corresponds to aluminum tag attached to the tree. |
| Species Identification: | Scientific and common species name |
| Diameter: | This is the trunk diameter as measured at breast height. (Industry standard 4.5 feet above ground level) |
| Dripline radius: | Measurement of the tree's dripline from the trunk to the farthest most branch tip. |
| Trunk flare: | Assessment of the trunk flare area located at the base of the trunk of the tree at soil level. |
| Trunk: | Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure. |
| Limbs: | Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips. |
| Foliage: | Tree's leaves |
| Dripline Environment: | Describes area directly beneath the tree (growing environment). |
| Recommendation: | Specific maintenance requirements. |

CROWN CLEAN OUT: This shall consist of the removal of all dead, dying, diseased, interfering, objectionable, obstructing and weak branches, as well as selective thinning to lessen wind resistance.

SUBSURFACE FERTILIZATION: A method employed to induce vigor and stimulate new root growth. This is used as a means of feeding a large tree, as well as deep watering at the same time. Water soluble fertilizers are mixed in water and hydraulically pumped with a probe into the ground delivering water and nutrients directly to the root zone allowing for uptake from the tree. In this way vigor can be improved and new root growth stimulated.

DEFINITIONS OF TERMS USED IN THIS REPORT

GOOD - A tree in this category has no trunk or trunk flare cavities or injuries; there is no indication of hollowness; no foreign objects are embedded in it's structure; the trunk flare is above grade; there is no decay present except for small stubs; the structure is strong; the trunk is tapers; the bark thickness is normal; there is no fluxing; no fungus is evident; there is a below average amount of dead limbs and twigs present which is normal for the size and age of the species; there is no co-dominant branching present; there are no large callused areas and any small callusing present is vigorous and intact; there are no abnormally heavy insect infestations; the growth rate is and has been average or above; limb weight is not excessive; buds are normal size and viable; the leaf size, color, and density is normal or better; and barring any unforeseen negative effects, the life expectancy should exceed thirty years.

FAIR - There is no decay or indications of large hollow areas in the large limbs, trunk flare, or trunk; a few small callused-over foreign objects, e.g. nails, may be present, the structure is strong; no fungus is evident other than small saprophytes on exposed wood; some small, callusing injuries may be present, some small limbs may be dead and decaying but callus is forming at their base; some excessive limb weight may exist; there may be some minor fluxing; the amount of dead limbs and twigs present is within the normal range; some large callused areas may be present; some small cavities and areas of decay may be present; the growth rate is average or slightly below average; and some leaf size, color, and density may vary.

POOR - Significant cavities, dead areas, and decay may be present; the tree is structurally defective; fungus fruiting bodies may be present; the amount of dead limbs and twigs is far above normal; major co-dominant branching with embedded bark may be present; buds are small and some may not be viable; leaves may be below average size and may be abnormal in color; significant pest damage may be present; and the predicted structural life and/or viability is less than ten years.

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both.