

# Exhibit B



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



July 16, 2021

BBC Roseville Oaks, LLC  
130 Diamond Creek Blvd, Ste 1  
Roseville, Ca 95747

(916) 786-5750 Phone

RE: Large Oak tree located at Campus Oaks 3

Regarding the above referenced tree, I previously provided an arborist report after a limited inspection of conditions present. This tree is currently growing in an empty undeveloped field at original grade with natural plant material far beyond the dripline. After reviewing the provided grading plans, distance of protected root zone, and tree location identified in the attached documents I have determined that less than 25% of the protected root zone will be impacted. This is well within limits of allowable root loss of the tree without casing any impacts to the health or stability of the tree, provided that it is not at the base of the tree which would cause stability issues. Without being present at the time or prior to backfill it is impossible to determine exact amount of root loss that will occur. I recommend that a Certified Arborist be present during any excavation and/or grading within the protective root zone to direct any root cutting, covering and watering recommendations, and provide an updated assessment of impacts and recommendations at that time if needed. All work is to be done in accordance with ISA "recommendations for protecting native Oaks in areas to be developed" which I have provided.

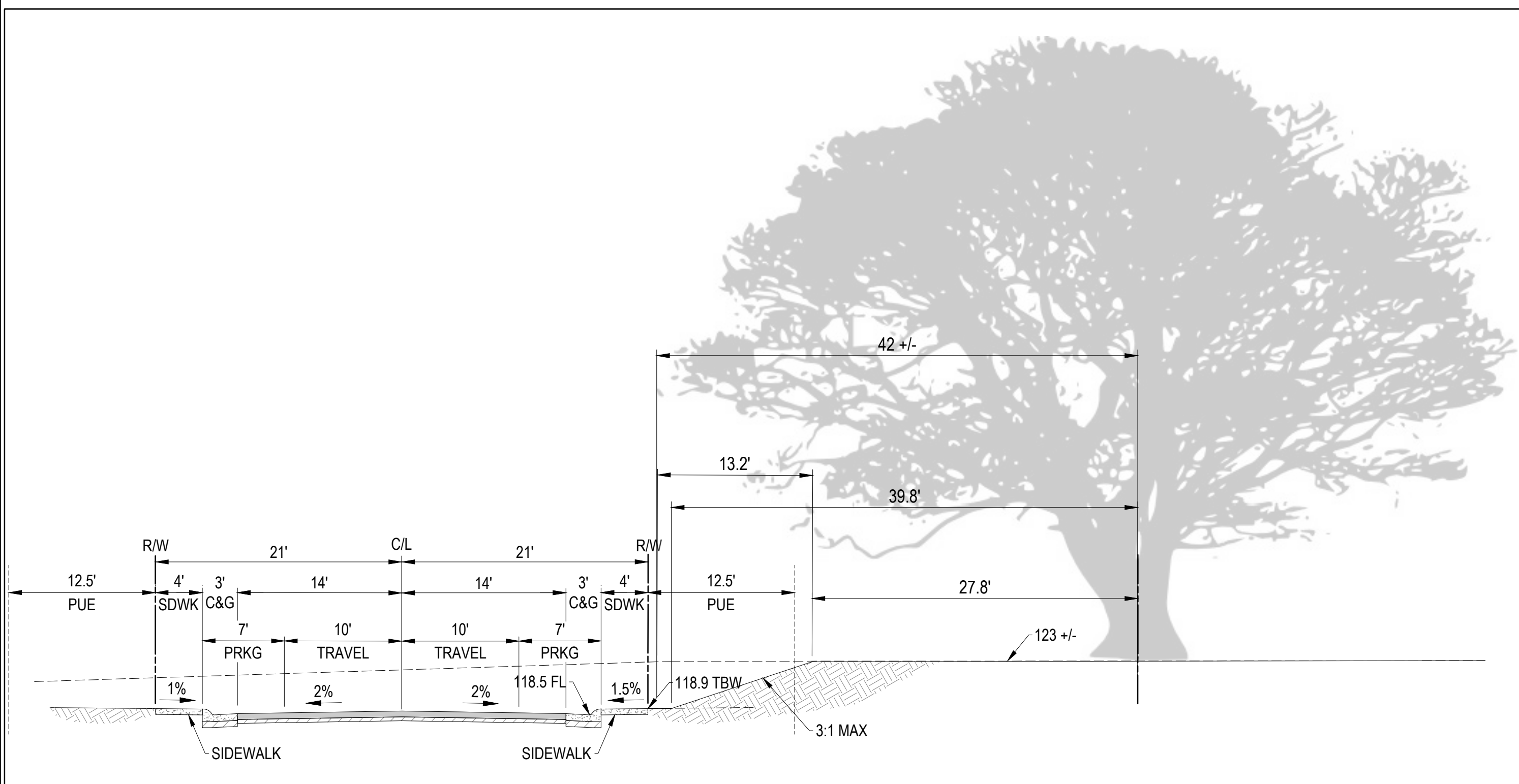
If I can be of any further assistance in this matter, please contact my office.

Cordially,

William O'Neil  
Isa Certified Arborist WE-6163A

BPO/tc

Dwg. Y:\2013\13-0076-06 (CO 3)\DWG\PLANDetails\TREE ENCROACHMENT EXHIBIT (42' ROAD SECTION).DWG | Saved: 07-02-21 05:55pm. SPEDERSEN

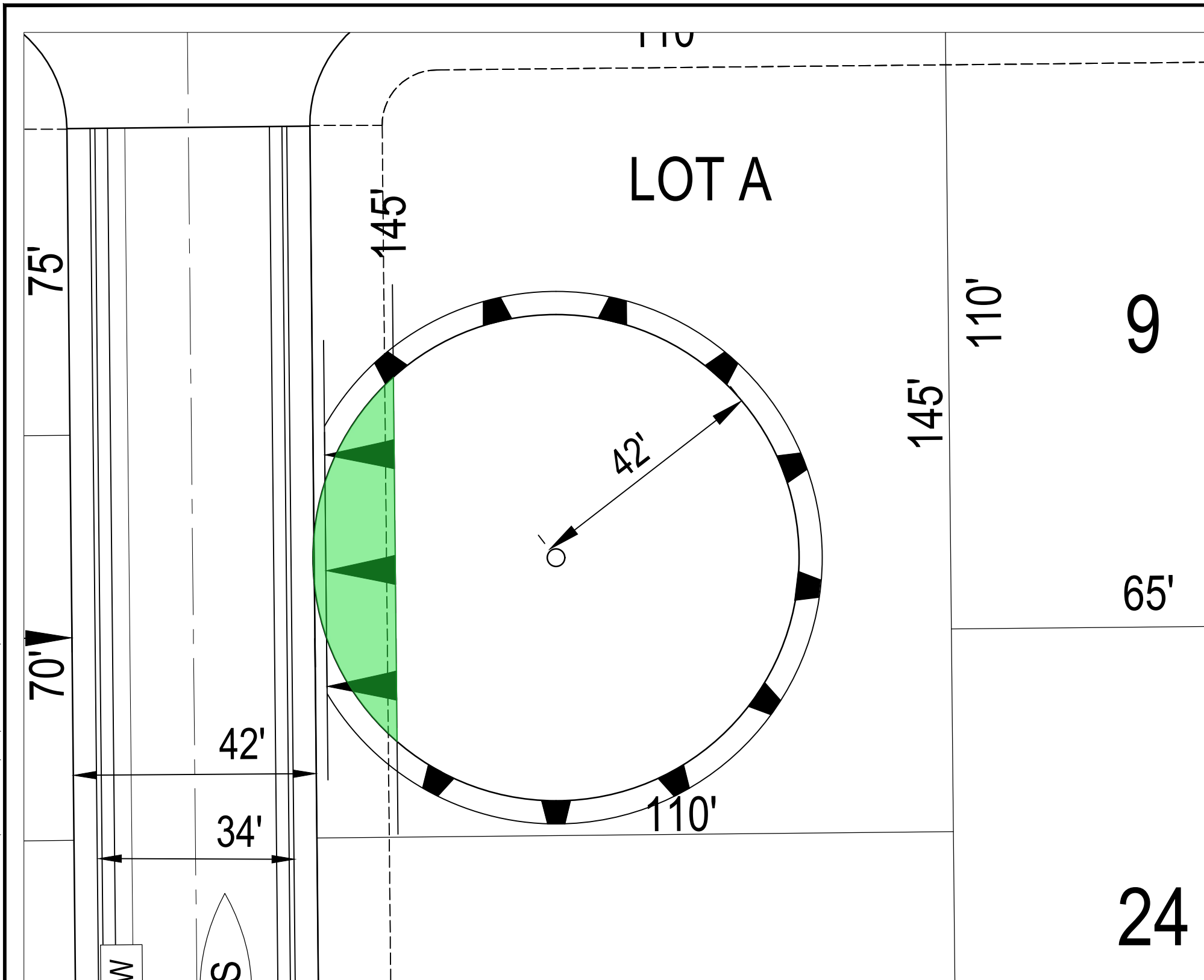


### TREE ENCROACHMENT SECTION (1 of 2)


42' ROAD SECTION (KNIGHTSBRIDGE LANE)

NTS

Dwg. Y:\2013\13-0076-06 (CO 3)\DWG\PLANDetails\TREE ENCROACHMENT EXHIBIT (42' ROAD SECTION).DWG | Saved: 07-02-21 05:55pm SPEDERSEN



Tree Canopy Area  
 (@ 42' D.L.R)  
 5,542 sf  
 Full Impact =  
 622 sf (11.2%)

 Canopy Impact Area

**TREE ENCROACHMENT (2 of 2)**

1"=20'



May 15, 2021

BBC Diamond Creek, LLC  
130 Diamond Creek Blvd, Ste 1  
Roseville, Ca 95747

(916) 786-8158 Phone  
[sld@dcpltd.com](mailto:sld@dcpltd.com) Email

RE: Large Blue Oak, located on the lot under construction at the S/E corner of Blue Oaks Blvd and Woodcreek Blvd

Attn: Stephen DesJardins

As requested I inspected the above referenced tree, the following are my findings and recommendation:

**TREE # 3 – Blue Oak (*Quercus douglasii*)**

- Diameter** : 72 inches
- Dripline Radius** : 42 feet
- Trunk flare** : Fair – numerous callusing wounds at ground level likely caused by farm equipment in the past. 1 large wound at base extending deep under tree, and it appears there is/was an animal living under the tree.
- Trunk** : Fair to Poor – numerous primary limb failures between 6’-15’ above grade. Wounds from limb failures have developed callus roll. Appears to have decay on interior extending from ground up through primary scaffolding.
- Primary Limbs** : Fair – Numerous callusing stubs in upper canopy from previous limb failures. Excessive weight on large low limb to South. Cable system was pulled loose in past from limb failure. Large limb has crack from rotational force which has formed callus. Normal amount large deadwood.
- Foliage** : Good - Canopy has good color and vigor.
- Dripline Environment** : Natural vegetation, farm land
- Recommendations** : See paragraph below and at tree management plan

This tree is estimated to be over 200 years old. The tree is in fair health and condition, and still shows good signs of vigor. Protection of the dripline is highly recommended to isolate this tree from human activity before, during and after construction. There is extensive decay in the trunk and primary limbs, which make this tree a potential for future failures. It should also be noted that this tree is only receiving ground water up until this point, additional water will be needed in drought years and watering conditions need to be closely monitored as to not change radically during and after construction. I recommend considering a growth regulator product to slow growth and increase drought resistance and impact of future construction. See updated tree management plan following.



BBC Diamond Creek, LLC  
12/18/15  
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**Tree Management Plan is as follows:**

- 1) Certified Arborist to re-evaluate annually and provide updated report and recommendations, if any
- 2) Weed eat grass within the dripline
- 3) Spread arbor mulch within dripline and repair or replace protective fencing as needed
- 4) Apply fertilizer with combination of Essential minerals Fall/early Winter
- 5) One application of systemic insecticide in Spring/early Summer
- 6) Drench dripline with 600-1,000 gallons of water, once monthly when temperatures are consistently over 90-95 degrees.
- 7) Prune to reduce crown approximately 25%, remove large deadwood, raise canopy, and minor shaping
- 8) Consider growth regulator to improve resistance to drought and insects, and promote fibrous root growth to reduce impact of construction

If I can be of any further assistance to you in this matter please do not hesitate to contact my office.

Cordially,

William O'Neil  
ISA Certified Arborist WE-6163A

Enclosure: photos

BPO/tc



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## RECOMMENDATIONS FOR PROTECTING NATIVE OAKS IN AREAS TO BE DEVELOPED

### (GENERAL RECOMMENDATIONS)

#### DAMAGE AND MITIGATION

The most common causes of injuries to native oaks during construction are grading (fills and cuts), trenching, compaction, bark and limb wounding from equipment, chemical (oil, hydraulic fluid and gasoline) spills and soil moisture changes.

The approach used in the following text is to identify the problem, explain why it is a problem and recommend how to avoid it or how to mitigate for it.

1. Grading Cuts: The roots of a mature oak can extend much beyond its dripline. Roots have been found as far away as three and one half time the dripline radius. The closer to the tree, the more critical is root damage. The more roots that are left intact the better for the tree. Cutting the roots means a moisture and nutrient loss for the tree. California native oaks develop “sinker” roots that grow downward to obtain the water requirements during our hot, dry summers. Severing any lateral roots means the loss of any sinker roots that are attached beyond the point of severance.

Another reason why root injury from grading cuts is a problem is that it allows a point of entry for pathogens and decay-causing organisms. It is important to minimize the surface area of the damaged roots. An aid to this end is to make a clean, perpendicular cut on the root portion still attached to the tree.

Another way that grading cuts can reduce the amount of moisture available to the tree is that they expose a greater soil surface area from which evaporation takes place. The remaining roots then have less than normal moisture available.

When so many roots are cut or so much soil surface is exposed that the tree’s water needs cannot be met naturally it is necessary to supply sufficient irrigation until the tree is able to survive on its own. Immediately after any such excessive cuts are made they should be covered with opaque plastic, mulch or a retaining wall to avoid unnatural moisture loss. Fertilizing can help stimulate root growth and is recommended in most cases for root-damaged trees. In fact, fertilizing a tree before construction begins, in expectation of grading damage, can be very beneficial and is a recommended practice.

2. Trenching: Grading cuts and trenching essentially have the same negative effects when roots are cut. Whenever possible boring, rather than trenching, under the roots should be done to minimize damage.



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3. Grading Fills: The main problem that is caused by grading fills within the root zone is root suffocation, roots need oxygen. There is a need for a natural gas exchange to take place within the root zone. When lower than normal levels of oxygen are available roots are unable to effectively absorb nutrients and water. Fills over a root zone can form a barrier which prevents the normal supply and exchange of gases in the soil where the roots have developed. In many cases it is possible to install an aeration system under fill to provide the roots with adequate gas exchange.

4. Compaction: Compaction can have the same effect as fill as well as physically crush roots and root hairs. Keeping equipment and materials away from the root zone as much as possible will avoid soil compaction. Aerating the soil may be necessary if the soil becomes compacted.

Another form of compaction is the addition of paving over a root zone. Depending upon the amount of surface area affected, it may be necessary to install an aeration system under the paving. Logically, this should be done before the paving is installed. Interlocking pavers should not be used due to the fact that they compact under use.

5. Chemical Spills: Chemical spills can be directly toxic to the roots or can indirectly affect them. The best way to avoid this type of damage is to prevent vehicles from being parked near a tree and not to store any materials under or near a tree. In cases where this type of damage occurs as much of the affected soil as possible should be removed. The addition of organic matter, including charcoal, can be helpful.

6. Excessive Moisture: Excessive moisture in the root zone can have the same affect as fill. It is important to avoid allowing the root zone to become water saturated for any length of time. In addition to cutting normal gas exchange excessive moisture, especially in the summer months, can promote the development of pathogenic fungi. Where water applications are necessary it is important to allow the soil to thoroughly drain and partially dry between irrigation's.

7. Mechanical Damage: Mechanical damage to the trunk or limbs is very detrimental especially to older, less vigorous trees. Any wounds that remove bark and penetrate the cambium layer allow an opening for decay-causing organisms. This can weaken a tree to the point that its structure fails. The best cure in this case is prevention. The method proven to be most effective is to provide a tree protection zone around each tree or group of trees with a chain link fence at least six feet high. The fence should be placed as far outside the dripline as possible. The standard recommended minimum is to install the fence using a radius of one foot outside the dripline of the longest limb. If damage does occur fertilizing can help stimulate the growth and callus formation rates.

**Exhibit B**



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