

## ARBORIST REPORT

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**Tree Inventory**  
**4095 Paradise Drive**  
**Tiburon, California**  
**(APN: 038-171-61)**

*Prepared for:*  
**Anytime Construction Inc.**  
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*Prepared by:*  
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**ISA Certified Arborist**  
**California Professional Forester**  
**ARBORSCIENCE, LLC**

**January 4, 2026**

## ASSIGNMENT

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Anytime Construction, Inc. hired **ARBORSCIENCE, LLC** to inventory trees growing at 4095 Paradise Drive in Tiburon. I inspected the trees on December 29, 2025.

## SCOPE OF WORK AND LIMITATIONS

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All trees with trunks that are 6" in diameter at breast height (dbh) or greater were measured to the nearest inch using a Biltmore Stick, tagged with numbered, round aluminum tags, and identified by species, noted by condition (good, fair, poor), and protection status pursuant to §22.130.030 of the Marin County Development Code. Trunk diameters on trees rooted in steep areas were estimated and these trees were not tagged for personal safety reasons. This inventory is based on the circumstances and observations, as they existed at the time of the site inspection. Opinions in this report are given based on observations made and using generally accepted professional judgment; however, because trees are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this report are valid only at the date any such observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by Arborscience as to the length of the validity of the results, observations, recommendations and analysis contained within this report. As a result the client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made the date of such inspections. I recommend that the trees discussed in this report and are retained be re-assessed periodically.

## SITE DESCRIPTION AND CONTEXT

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The home at 4095 Paradise Drive in unincorporated Marin County was built in 1930 on a gently sloping (16%), northeast-facing, 2-acre bayside parcel (APN: 038-171-61). Improvements include an asphalt-paved driveway leading to a single-family home with a detached garage. Landscaping is mature and informal. Project plans include demolition of the existing structures and construction of a new, larger, two-story home.

Native trees on the property are regulated by §22.130.030 of the Marin County Development Code.

## SUBJECT TREE DESCRIPTIONS

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The 36 trees on the property include both native and planted non-native species (Table 1, Tree Inventory Map, attached). Native trees include coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*), toyon (*Heteromeles arbutifolia*), and bigleaf maple (*Acer macrophyllum*). The property supports 20 protected and 8 heritage native trees that are regulated by the Marin County Code. Non-native species include blackwood acacia (*Acacia melanoxydon*), glossy privet (*Lingustrum lucidum*), incense cedar (*Calocedrus decurrens*), and apple tree (*Malus domestica*). None of these non-native species are regulated by the Marin County Code and may be removed without a permit.

## CONCLUSIONS AND RECOMMENDATIONS

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The 36 mature trees growing at 4095 Paradise Drive range in condition from good to poor (the latter due to deferred maintenance, poor form, and advanced trunk decay). Following are my recommendations related to redevelopment and use of the property:

1. I recommend that Trees 1 and 2 be removed because they present high failure risks to the driveway due to advanced trunk decay. No County permit would be required to remove these trees. Tree 1 is non-native and Tree 2 is a heritage native tree that is exempt from permitting requirements due to its hazardous condition.
2. I recommend that Tree 9 be removed to improve the northern view of the bay. A County permit would be required to remove Tree 9.
3. I recommend that Tree 36 be removed to protect the integrity of the natural gas line that passes close to the tree. No County permit would be required to remove this non-native tree.
4. I recommend that the small cluster of blackwood acacias west of the existing house be removed to promote fire safety for the new home. No permit would be required to remove these non-native trees.

Sincerely,

ARBORSCIENCE, LLC

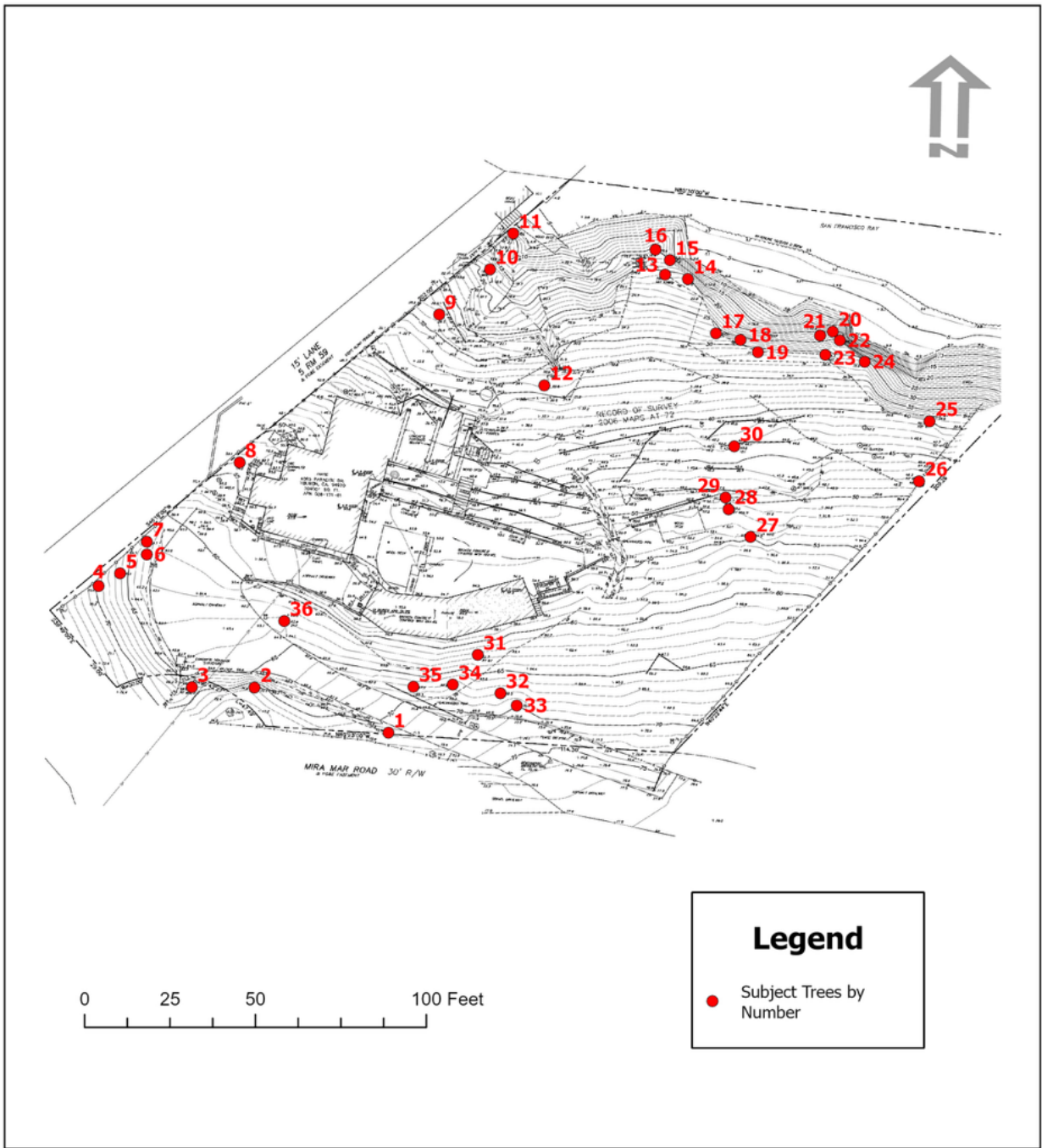


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Table 1. Trees growing at 4095 Paradise Drive, Tiburon.

No.	Tag	Common Name	Scientific Name	DBH (in.)	Status	Condition	
1	501	blackwood acacia	Acacia melanoxylon	34	None	Good	Extensive trunk decay
2	502	coast live oak	Quercus agrifolia	28	Heritage	Poor	Extensive trunk decay
3	503	Toyon	Heteromeles arbutifolia	7, 7	None	Good	
4	504	coast live oak	Quercus agrifolia	6	Protected	Fair	
5	505	coast live oak	Quercus agrifolia	6	Protected	Fair	
6	506	coast live oak	Quercus agrifolia	6	Protected	Fair	
7	507	coast live oak	Quercus agrifolia	9	Protected	Fair	
8	508	coast live oak	Quercus agrifolia	6	Protected	Good	
9	509	bigleaf maple	Acer macrophyllum	32	Heritage	Good	
10	510	California bay	Umbellularia californica	16	Protected	Poor	Poor form
11	511	California bay	Umbellularia californica	34	Heritage	Poor	Poor form
12	512	apple tree	Malus domestica	6	None	Poor	
13	513	coast live oak	Quercus agrifolia	18,22	Heritage	Fair	
14	514	coast live oak	Quercus agrifolia	18	Heritage	Good	
15	-	Toyon	Heteromeles arbutifolia	10	None	Fair	
16	-	Toyon	Heteromeles arbutifolia	8	None	Fair	
17	517	coast live oak	Quercus agrifolia	10	Protected	Fair	
18	-	Toyon	Heteromeles arbutifolia	6	None	Fair	
19	-	coast live oak	Quercus agrifolia	12	Protected	Poor	Extensive trunk decay
20	-	coast live oak	Quercus agrifolia	10	Protected	Poor	
21	-	coast live oak	Quercus agrifolia	9	Protected	Poor	
22	-	California bay	Umbellularia californica	18	Protected	Poor	Poor form
23	-	California bay	Umbellularia californica	34	Heritage	Poor	Poor form
24	524	coast live oak	Quercus agrifolia	14, 16	Protected	Poor	
25	548	coast live oak	Quercus agrifolia	10	Protected	Fair	
26	549	coast live oak	Quercus agrifolia	5,6	Protected	Poor	
27	550	coast live oak	Quercus agrifolia	10	Protected	Fair	
28	551	glossy privet	Ligustrum lucidum	Multi	None	Poor	
29	552	coast live oak	Quercus agrifolia	10	Protected	Fair	
30	553	coast live oak	Quercus agrifolia	11	Protected	Fair	
31	554	California bay	Umbellularia californica	8,10	Protected	Fair	
32	555	coast live oak	Quercus agrifolia	15	Protected	Fair	
33	556	coast live oak	Quercus agrifolia	32	Heritage	Fair	
34	557	coast live oak	Quercus agrifolia	20	Heritage	Fair	
35	558	coast live oak	Quercus agrifolia	11	Protected	Fair	
36	559	incense cedar	Calocedrus decurrens	29	None	Fair	Rooted near gas line

Condition Ratings: Poor: declining health and/or significant or extensive defects that cannot be corrected. Fair: moderate vigor, some dieback or thinning of crown, moderate structural defects that would require ongoing maintenance. Good: healthy and vigorous, with good form or minor structural defects that can be corrected.



**ARBORSCIENCE, LLC**  
Sound Tree Advice

Tree Inventory Map  
4095 Paradise Drive  
Marin County, California