

<b>DOCKETED</b>	
<b>Docket Number:</b>	19-SPPE-04
<b>Project Title:</b>	SJ2
<b>TN #:</b>	242961-1
<b>Document Title:</b>	SJC02 Arborist Report
<b>Description:</b>	N/A
<b>Filer:</b>	Jerry Salamy
<b>Organization:</b>	Jacobs
<b>Submitter Role:</b>	Applicant Consultant
<b>Submission Date:</b>	5/6/2022 4:06:03 PM
<b>Docketed Date:</b>	5/6/2022



12/13/2021

Jacobs  
2485 Natomas Park Drive, Suite 600  
Sacramento, CA 95833  
ATTN: Mr. Jake Ashford  
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[jake.ashford@jacobs.com](mailto:jake.ashford@jacobs.com)

RE: Development impacts upon existing trees.  
1657 Alviso-Milpitas Road  
Milpitas, CA

Greetings Jake,

At the request of Mr. Jerry Salamy, Principal Project Manager for Jacobs, and you, I have visited the above referenced address to collect tree related data pertinent to your plans to develop the entire property. This letter will serve to summarize my observations and recommendations.

## SUMMARY

79 trees are at risk of impacts related to your project, they include: 19 glossy privet (*Ligustrum lucidum*), 9 coast live oak (*Quercus agrifolia*), 9 London plane tree (*Platanus x hispanica*), 6 olive (*Olea europaea*), 6 black walnut (*Juglans hindsii*), 5 blue elderberry (*Sambucus nigra subsp. cerulea*), 5 peach (*Prunus persica*), 2 apple (*Malus spp.*), 2 Chinese pistache (*Pistacia chinensis*), 2 crapemyrtle (*Lagerstroemia indica*), 2 Jacaranda (*Jacaranda mimosifolia*), 2 Peruvian pepper (*Schinus molle*), 1 California bay laurel (*Umbellularia californica*), 1 coast redwood (*Sequoia sempervirens*), 1 Douglas fir (*Pseudotsuga menziesii*), 1 Hackberry (*Celtis occidentalis*), 1 Japanese fern pine (*Afrocarpus falcatus*), 1 Juniper (*Juniperus chinensis*), 1 Liquidambar (*Liquidambar styraciflua*), 1 pear (*Pyrus communis*), 1 plum (*Prunus spp.*), and 1 shamel ash (*Fraxinus uhdei*).

1. Trees #6-77, and #80-84 are recommended for removal due to their locations being within the project's building envelope. See Appendices C-H.
2. A total of 250 fifteen-gallon replacement trees are required. See Appendix A: Tree Replacement Ratios.

## ASSIGNMENT

Craft a tree protection report to evaluate each tree's suitability for retention as well as the care and protection measures needed before, during and after construction for those trees being retained.

## **BACKGROUND**

You provided us with a tree inventory that was previously prepared by Ms. Lisa Harris #WE-9977A for this same property dated October 6, 2015. You also provided an overlay depicting the locations of various infrastructure and the project boundaries.

## **LIMITS OF ASSIGNMENT**

I did not review any set of site plans depicting the proposed project in detail (topographical, architectural drawings, grading and drainage, et al.) All observations were made from the ground and were based on a document titled “construction footprint overview” provided to us by Jacobs. Ms. Lisa Harris’ tree inventory was used by me for informational purposes only.

## **PURPOSE & USE OF REPORT**

The purpose of this report is to provide a tree inventory to be used in crafting a tree protection and preservation report that will be submitted for review to the City of San Jose for the project located at 1657 Alviso Milpitas Road.

## **OBSERVATIONS**

I began my onsite tree observations on Wednesday, August 18, 2021, using as a reference the tree inventory prepared by Ms. Lisa Harris that is dated October 6, 2015. Demolition of the structures was complete. I ended my inspection on Friday, August 20, 2021.

- See Appendix A: Tree Replacement Ratios
- See Appendix B: Tree Table (for individual tree characteristics.)
- See Appendix C: Construction Footprint Overview.
- See Appendix D: General Tree Location Map.
- See Appendix E: General Tree Location Map Enlargements.
- See Appendix F: General Tree Location Map Enlargement.
- See Appendix G: Type I TPZ Diagram.
- See Appendix H: Type III TPZ Diagram.

## **TESTING & ANALYSIS**

All measurements were taken from the ground. No root crown excavations were performed.

## **DISCUSSION**

### **San Jose Ordinance Size Trees:**

#### **Tree Removal on Single-Family or Duplex Lots:**

Single Trunk - 38 inches or more in circumference at 4 ½ feet above ground; or  
Multi-trunk - The combined measurements of each trunk circumference (at 4 ½ feet above ground) add up to 38 inches or more. On all types of properties, a permit is required to remove an ordinance-size tree, regardless of its condition.

#### **Tree Removal on Multi-Family, Commercial and Industrial Properties:**

On these types of properties, a permit is required for the removal of trees of any size. For ordinance-size trees, complete the [tree removal permit application] and submit the original landscape plan with the application. If not an ordinance size tree, complete a Permit Adjustment Application instead. Contact a planner at 408-535-3555 for tree removal questions.

## **San Jose Municipal Code: 13.32.130 - Safeguarding Trees During Construction.**

For safeguarding trees during construction, all the following conditions shall apply:

- A.** Prior to the issuance of any approval or permit for the construction of any improvement on the building site, all trees on the site shall be inventoried by the owner or contractor as to size (including diameter/circumference), species and location on the lot and the inventory shall be submitted on a topographical map to the director; and
- B.** Damage to any tree during construction shall be immediately reported by a person causing the damage, the responsible contractor, or the owner to the director, and the contractor and/or owner shall treat the tree for damage in the manner specified by the city arborist; and
- C.** No construction equipment, vehicles or materials shall be stored, parked, or standing within the tree dripline; and
- D.** Drains shall be installed according to city specifications to avoid harm to trees due to excess watering; and
- E.** Wires, signs and other similar items shall not be attached to trees; and
- F.** Cutting and filling around the base of trees shall be done only after consultation with the city arborist and then only to the extent authorized by the city arborist; and
- G.** No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or wastewater shall be dumped on the ground or into any grate between the dripline and the base of the tree or uphill from any tree where certain substances might reach the roots through a leaching process; and
- H.** Fencing shall be installed outside the canopy of the tree to the dripline unless otherwise directed by the certified arborist to prevent injury to trees making them susceptible to disease causing organisms; and
- I.** Wherever cuts or soil disturbances are made in the ground near the roots of trees, appropriate measures shall be taken to prevent exposed soil from drying out and causing damage to tree roots as prescribed in a certified arborist report.

### **Evaluating Tree Suitability for Preservation**

The following factors are evaluated when determining a trees suitability for preservation:

- Tree Health
- Tree Structure
- Tree Genus/species
- Tree Age and Potential Longevity
- Proximity to proposed infrastructure

### **Preservation Rankings**

**Good:** Tree with good health and structural stability that has the potential for longevity at the site.

**Moderate:** Tree with fair health and/or structural defects that can be abated with treatment; tree will require more intense management and monitoring and may have a shorter life-span than those in the “good” category.

**Poor:** Tree in poor health or with significant defects that cannot be mitigated; tree is expected to continue to decline, regardless of treatment; the species or individual may have characteristics undesirable for landscapes and is generally unsuitable for use areas.

## Defining the Tree Protection Zone

A tree's Critical Root Zone (CRZ) is the area immediately adjacent to the trunk where roots essential for tree health and stability are located.

A Tree Protection Zone (TPZ) is an arborist-defined area surrounding the trunk intended to protect roots and soil within the critical root zone and beyond, to ensure future tree health and stability. The drip line method uses the tree canopy's drip line to define the boundary of the TPZ. See figure below.

The trunk diameter method is based on diameter measure at diameter at breast height (DBH) or 4 feet 6 inches above level grade.; this measurement is multiplied by a factor of 6 to 18 to determine the radius of the TPZ.

Reducing the size of the TPZ on one or more sides of the tree may be necessary if planned infrastructure cannot be located outside the TPZ. In these cases, increasing the TPZ on the opposite side of the tree may be beneficial in some circumstances. Reduce the radius to no less than 6x trunk diameter.

In addition to preserving existing trees, areas for future tree planting should be preserved in an undisturbed state, if possible. The areas for future planting should be treated with the same care as the areas within the TPZ. (Fite pgs. 10-11)

### Soil and Root Protection within the TPZ (a.k.a. Root Buffer)

If foot or vehicular traffic or construction activities cannot be kept *outside* of the TPZ for the entire duration of the construction, actions can be taken to disperse the load, minimizing soil compaction and mechanical root damage, these include:

- Applying 6 to 12 inches (15 to 30 cm) of wood chip mulch to the area.
- Laying ¾ inch (2cm) minimum thickness plywood, beams, commercial logging, or road mats over a 4+ inch (10+cm) thick layer of wood chip mulch
- Applying 4 to 6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric.
- Stone, geotextile, and mulch exceeding 4 inches (10 cm) thick must be removed from the TPZ once the threat of soil or root damage is passed. (Fite pg. 13)

### Pre-construction Phase

When needed, all tree protection measures whether in the form of fencing or trunk wrap, shall be installed prior to beginning construction activities. See Appendix G: Type I TPZ Diagram and Appendix H: Type III TPZ Diagram.

Some pruning of the trees may be required to gain side and vertical clearance for the installation of the tree protection measures, as well as for the ingress and egress of personnel, vehicles, and equipment to the jobsite.

All tree pruning activities shall be performed prior to beginning development activities by a qualified Arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard (ANSI) for Tree Care Operations: Tree, Shrub and Other woody Plant Management: Standard Practices parts 1 through 10, adhering to ANSI Z133.1 safety standards and local regulations. Work shall be performed according to the most recent edition of the International Society of Arboriculture© Best

Management Practices for each subject matter (Tree Pruning etc.) *The use of spikes and/or gaffs when climbing is strictly prohibited unless the tree is being removed.*

### **Construction Phase**

During the actual construction process, it is the project arborist's role to stay in close contact with the contractor, developer, and municipal/county representative, and be an active, integral part of the construction team. Site inspections may be needed to maintain the integrity of the TPZ's and to look for and to prevent tree damage. Any tree damage should be reported through a pre-established chain of command and corrected as soon as possible.

### **Post Construction Phase**

Once construction and landscaping are complete, the TPZ fencing and wraps may be removed, but monitoring by a certified arborist should continue. Tree health and structure should be evaluated again to determine if any changes have occurred during the construction process. If changes are detected, mitigation treatments should be recommended and implemented.

### **Type I Tree Protection Zone (TPZ) Fence**

- Is a fenced area erected around a tree or group of trees prior to beginning any demolition, grading, or construction activities to protect the roots and soil from compaction, and to keep the tree trunk and branches clear from damage by construction, equipment, or personnel activities.
- A typical TPZ consists of a six-foot-high fence minimum (preferably chained link) that is securely installed in the ground and around the tree with a radius equal to (or as close as possible) the tree's drip line.
- A sign stating, "Tree Protection Zone-No Entry" is placed in clear view on the fence visible from all points of ingress and egress and left in place for the duration of the construction phase.
- When deemed necessary, mulch to a depth of six inches is placed within the TPZ to further protect the trees' critical root zone and soil—do not cover the base of the trunk with the mulch.
- Storage of construction materials within the TPZ is strictly prohibited, and physical entry is limited to designated personnel. No equipment is allowed entry.
- The removal of any tree protection fencing authorized only after an on-site inspection by the city arborist.

### **Type III Tree Protection Zone (Wrap)**

- Alternate type of tree protection when there is insufficient room to erect a Type I Tree Protection Fence.
- Wrap the trunk with 2 x 4's placed side by side to surround the entire trunk to a height of no less than 6 feet.
- Wrap the 2 x 4's with orange plastic construction fence. Do not affix the 2 x 4's or construction fencing directly to the tree.
- Place root buffers if needed as described above.
- The removal of any tree protection wrap authorized only after an on-site inspection by the city arborist.

## **CONCLUSIONS**

It is my professional opinion that Trees #6-77, and #80-84 are proper candidates for removal due to being located within the building envelope.

Per City of San Jose requirements 250 fifteen-gallon replacement trees are required to replace the 79 trees being removed.

## **RECOMMENDATIONS**

1. With the permits in hand, remove trees #6-77, and #80-84.
2. If deemed necessary, erect and maintain tree protection fencing where needed for the duration of the project per San Jose Municipal Code 13.32.130.
3. At the final landscape phase, plant 250 fifteen-gallon replacement trees. Genus/species and planting site locations to be determined.

## **BIBLIOGRAPHY**

- Clark, James R. and Nelda Matheny. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 199
- Fite, Kelby, Ph. D. and E. Thomas Smiley, Ph. D. Best Management Practices. Managing Trees During Construction. Companion to ANSI A300 Part 5. Second Edition 2016. Champaign, IL: International Society of Arboriculture, 1998.

## Appendix A: Tree Replacement Ratios

Tree Replacement Ratios				
Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Replacement Trees
	Native	Non-Native	Orchard	
> 38 inches	5 to 1	4 to 1	3 to 1	15-Gallon
19 inches up to 38	3 to 1	2 to 1	none	15-Gallon
< 19 inches	1 to 1	1 to 1	none	15-Gallon

Number of On-Site Native and Non-native Trees				
Circumference	Native	Non-Native	Orchard	Replacement Size
> 38 inches	14	21	0	15-Gallon
19 inches up to 38	15	22	0	15-Gallon
< 19 inches	3	4	0	15-Gallon
<b>Tree Totals:</b>	32	47		

Number of Required 15-Gallon Replacement Trees				
Circumference	Native	Non-Native	Orchard	Replacement Size
> 38 inches	70	84	0	15-Gallon
19 inches up to 38	45	44	0	15-Gallon
< 19 inches	3	4	0	15-Gallon
<b>Replacements:</b>	118	132		
<b>Total number of required 15 gallon replacement trees:</b>	<u><b>250</b></u>			

**Note:** Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

A 38-inch tree equals 12.1 inches in diameter.

A 24-inch box tree = two 15-gallon trees.

Specific tree replacement Genus/species to be determined.



## Appendix B: Tree Table

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN.)	CIRCUMFERENCE (IN.)	SPREAD (FT.)	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	TOLERANCE	SUITABILITY FOR PRESERVATION	NOTES	RECOMMENDATIONS
6	<i>Jacaranda mimosifolia</i>	Jacaranda	6.1	19.2	15	NO	East Side of gravel drive.	NO	GOOD	UNKNOWN	POOR	Water Deprivation (WD) Within building envelope.	REMOVE
7	<i>Pistacia chinensis</i>	Chinese pistache	7.6	23.9	25	NO	East side of gravel drive.	NO	GOOD	UNKNOWN	POOR	Within building envelope.	REMOVE
8	<i>Jacaranda mimosifolia</i>	Jacaranda	12.1	38	30	YES	East side of gravel drive.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
9	<i>Liquidambar styraciflua</i>	Liquidambar	6.4	20.1	15	NO	East side of gravel drive.	NO	FAIR	POOR-GOOD	POOR	Within building envelope. WD	REMOVE
10	<i>Prunus persica</i>	Peach	6.6	20.7	15	NO	East side of gravel drive.	NO	FAIR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
11	<i>Prunus persica</i>	Peach	4.5	14.4	10	NO	East side of gravel drive.	NO	FAIR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
12	<i>Prunus persica</i>	Peach	7	22	10	NO	East side of gravel drive.	NO	FAIR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
13	<i>Prunus persica</i>	Peach	4.5	14.4	10	NO	East side of gravel drive.	NO	FAIR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
14	<i>Prunus persica</i>	Peach	4.5	14.4	10	NO	East side of gravel drive.	NO	FAIR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
15	<i>Pyrus communis</i>	Pear	8	25.1	10	NO	East side of gravel drive.	NO	FAIR	MODERATE	POOR	Within building envelope. WD	REMOVE
16	<i>Quercus agrifolia</i>	Coast Live Oak	19.2 @ 24	60.3	25	YES	East side of gravel drive.	YES	POOR	GOOD	POOR	Branch bark ridge (BBR) failure compromised trunk.	REMOVE
17	<i>Quercus agrifolia</i>	Coast Live Oak	18 @ 36	56.6	40	YES	East side of gravel drive.	YES	GOOD	GOOD	MODERATE	Trees #17-21 growing on a mound with combined canopy. (40 feet total spread.)	REMOVE
18	<i>Quercus agrifolia</i>	Coast Live Oak	6	18.8	—	NO	East side of gravel drive.	YES	GOOD	GOOD	MODERATE	SEE #17 ABOVE	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN.)	CIRCUMFERENCE (IN.)	SPREAD (FT.)	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	TOLERANCE	SUITABILITY FOR PRESERVATION	NOTES	RECOMMENDATIONS
19	<i>Quercus agrifolia</i>	Coast Live Oak	6.4	20.1	—	NO	East side of gravel drive.	YES	GOOD	GOOD	MODERATE	SEE #17 ABOVE	REMOVE
20	<i>Quercus agrifolia</i>	Coast Live Oak	4.6	14.5	—	NO	East side of gravel drive.	YES	GOOD	GOOD	MODERATE	SEE #17 ABOVE	REMOVE
21	<i>Quercus agrifolia</i>	Coast Live Oak	8.9	28	—	NO	East side of gravel drive.	YES	GOOD	GOOD	MODERATE	SEE #17 ABOVE	REMOVE
22	<i>Sambucus nigra subsp. cerulea</i>	Blue Elderberry	72	226.2	45	YES	East side of gravel drive.	YES	POOR	POOR	POOR	Estimated DBH @ grade. Large co-dominant stem failure. Tree is structurally compromised.	REMOVE
23	<i>Fraxinus uhdei</i>	Shamel Ash	37.5 @ 24	117.8	60	YES	Westside of greenhouse former location.	NO	GOOD	GOOD	MODERATE	Within building envelope.	REMOVE
24	<i>Celtis occidentalis</i>	Hackberry	5.3, 5.8	36.4	30	NO	Eastside of house former location.	NO	GOOD	GOOD	POOR	Within building envelope.	REMOVE
25	<i>Olea europaea</i>	Olive	30, 24 @ grade	169.7	100	YES	Eastside of house former location.	NO	GOOD	UNKNOWN	POOR	Within building envelope. WD	REMOVE
26	<i>Olea europaea</i>	Olive	20 @ grade	62.84	—	YES	Eastside of house former location.	NO	GOOD	UNKNOWN	POOR	Within building envelope. WD	REMOVE
27	<i>Olea europaea</i>	Olive	14, 14 @ 12	88	—	YES	Eastside of house former location.	NO	GOOD	UNKNOWN	POOR	Within building envelope. WD	REMOVE
28	<i>Olea europaea</i>	Olive	28, 16 @ 24	138.3	—	YES	Eastside of house former location.	NO	GOOD	UNKNOWN	POOR	Within building envelope. WD	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN.)	CIRCUMFERENCE (IN.)	SPREAD (FT.)	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	TOLERANCE	SUITABILITY FOR PRESERVATION	NOTES	RECOMMENDATIONS
29	<i>Olea europaea</i>	Olive	32 @ 32	100.5	—	YES	Eastside of house former location.	NO	GOOD	UNKNOWN	POOR	Within building envelope.	REMOVE
30	<i>Olea europaea</i>	Olive	22 @ 24	69.1	—	YES	Eastside of house former location.	NO	GOOD	UNKNOWN	POOR	Within building envelope.	REMOVE
31	<i>Ligustrum lucidum</i>	Glossy Privet	6, 7	40.8	10	YES	Eastside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
32	<i>Juniperus spp.</i>	Juniper	18	56.6	0	YES	Eastside of house former location.	NO	POOR	MODERATE	POOR	Within building envelope. DEAD	REMOVE
32A	<i>Schinus molle</i>	Peruvian Pepper	7.1	22.3	20	NO	Eastside of house former location.	NO	GOOD	UNKNOWN	POOR	Within building envelope.	REMOVE
33	<i>Ligustrum lucidum</i>	Glossy Privet	8.2, 9.4	55.3	25	YES	Eastside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
34	<i>Lagerstroemia indica</i>	Crape myrtle	16 @ grade	50.3	15	YES	Northside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. DEAD	REMOVE
35	<i>Afrocarpus falcatus</i>	Japanese Fern Pine	7.9	24.8	20	NO	Northside of house former location.	NO	DEAD	UNKNOWN	POOR	Within building envelope.	REMOVE
36	<i>Ligustrum lucidum</i>	Glossy Privet	20 @ grade	62.8	20	YES	Northside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
37	<i>Schinus molle</i>	Peruvian Pepper	18	56.6	40	YES	Northside of house.	NO	GOOD	UNKNOWN	POOR	Within building envelope. Severe lean.	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN.)	CIRCUMFERENCE (IN.)	SPREAD (FT.)	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	TOLERANCE	SUITABILITY FOR PRESERVATION	NOTES	RECOMMENDATIONS
38	<i>Ligustrum lucidum</i>	Glossy Privet	12 @ grade	37.7	40 feet combined canopy.	YES	Northside of house.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
39	<i>Ligustrum lucidum</i>	Glossy Privet	12 @ grade	37.7	—	YES	Northside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
40	<i>Ligustrum lucidum</i>	Glossy Privet	12 @ grade	37.7	—	YES	Northside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
41	<i>Ligustrum lucidum</i>	Glossy Privet	12 @ grade	37.7	—	YES	Northside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
42	<i>Ligustrum lucidum</i>	Glossy Privet	12 @ grade	37.7	—	YES	Northside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
43	<i>Ligustrum lucidum</i>	Glossy Privet	12 @ grade	37.7	—	YES	Northside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
44	<i>Ligustrum lucidum</i>	Glossy Privet	12 @ grade	37.7	—	YES	Northside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
45	<i>Ligustrum lucidum</i>	Glossy Privet	12 @ grade	37.7	—	YES	Northside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
46	<i>Ligustrum lucidum</i>	Glossy Privet	10	31.4	15	NO	Northside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
47	<i>Ligustrum lucidum</i>	Glossy Privet	10	31.4	15	NO	Northside of house	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
48	<i>Pistacia chinensis</i>	Chinese pistache	8.8 @ 36	28	30	NO	Northside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. BBR failure.	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN.)	CIRCUMFERENCE (IN.)	SPREAD (FT.)	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	TOLERANCE	SUITABILITY FOR PRESERVATION	NOTES	RECOMMENDATIONS
49	<i>Ligustrum lucidum</i>	Glossy Privet	10	31.4	10	YES	Southside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. DEAD	REMOVE
50	<i>Pseudotsuga menziesii</i>	Douglas Fir	6.5 @ 48	20.4	15	NO	Southside of house former location.	YES	GOOD	POOR-GOOD	POOR	Within building envelope. WD	REMOVE
51	<i>Ligustrum lucidum</i>	Glossy Privet	6.5	20.4	15	NO	Southside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
52	<i>Ligustrum lucidum</i>	Glossy Privet	8.9	28	25	NO	Southside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
53	<i>Ligustrum lucidum</i>	Glossy Privet	18 @ grade	56.6	15	YES	Southside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. DEAD	REMOVE
54	<i>Ligustrum lucidum</i>	Glossy Privet	24 @ grade	75.4	15	YES	Southside of house former location.	NO	POOR	UNKNOWN	POOR	Within building envelope. WD	REMOVE
55	<i>Sequoia sempervirens</i>	Coast Redwood	39	122.5	30	YES	1657 Ranch Dr. West side former house location.	YES	GOOD	GOOD	MODERATE	Within building envelope. WD	REMOVE
56	<i>Lagerstroemia indica</i>	Crape Myrtle	16.5 @ 12	51.8	30	YES	West side former house location.	NO	FAIR	UBKNOWN	POOR	Within building envelope. WD WD	REMOVE
57	<i>Platanus x hispanica</i>	London Plane Tree	49.5 @ 36	155.5	75	YES	West side former house location.	NO	GOOD	GOOD	HIGH	Within building envelope. WD	REMOVE
58	<i>Platanus x hispanica</i>	London Plane Tree	53	166.5	75	YES	West side former house location.	NO	GOOD	GOOD	HIGH	Within building envelope. WD	REMOVE
59	<i>Quercus agrifolia</i>	Coast Live Oak	19	59.7	40	YES	West side former house location.	YES	GOOD	GOOD	HIGH	Within building envelope. WD	REMOVE

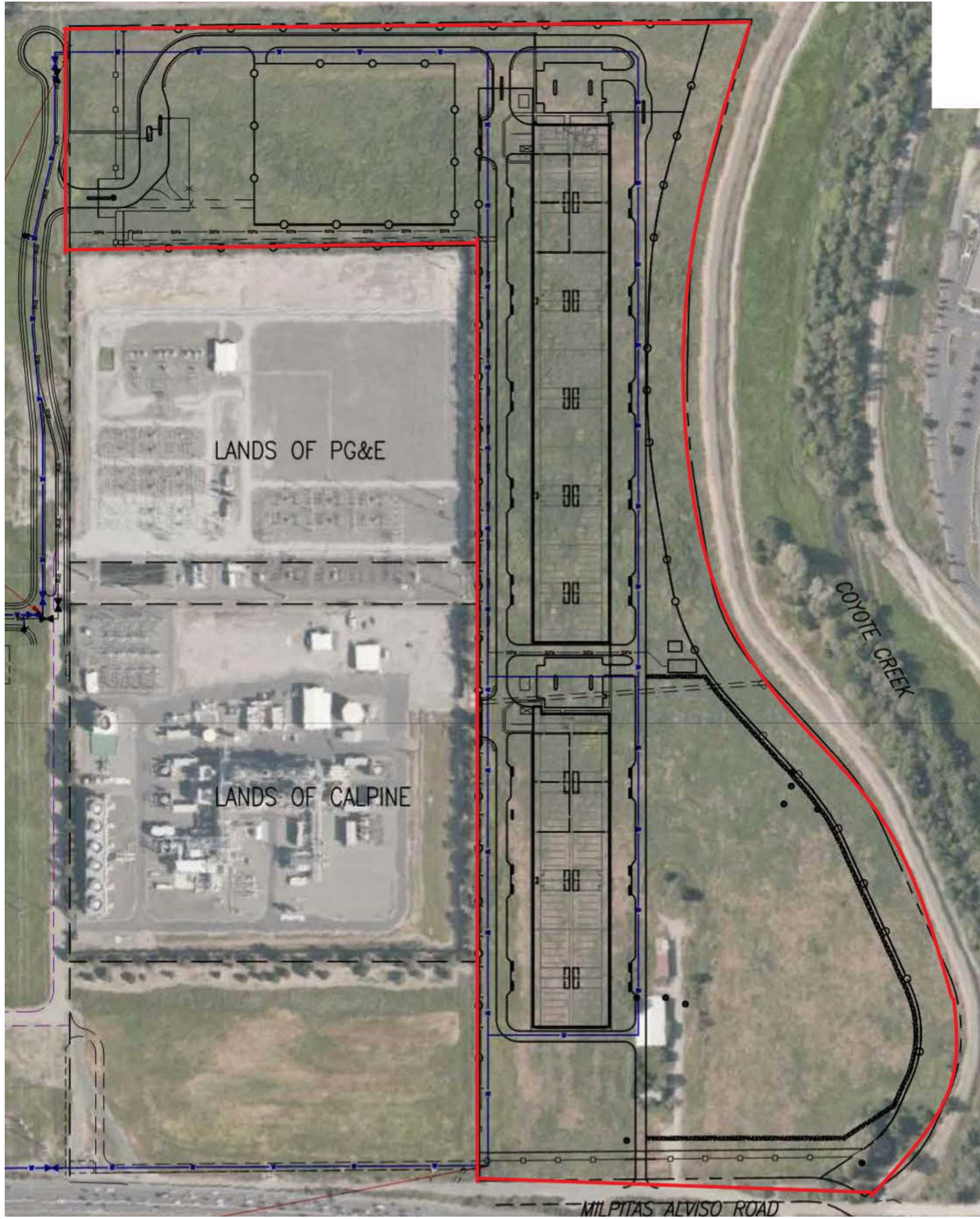
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN.)	CIRCUMFERENCE (IN.)	SPREAD (FT.)	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	TOLERANCE	SUITABILITY FOR PRESERVATION	NOTES	RECOMMENDATIONS
60	<i>Ligustrum lucidum</i>	Privet	7.8	24.5	20	NO	West side former house location.	NO	GOOD	UNKNOWN	POOR	Within building envelope. WD	REMOVE
61	<i>Umbellularia californica</i>	California Bay Laurel	38	119.4	60	YES	Front right hand side former house location.	YES	FAIR	MODERATE	POOR	Tree previously topped, internal decay.	REMOVE
62	<i>Prunus spp.</i>	Plum	9.3, 7.1, 6.6, 7.4, 10.2	128.5	30	NO	Front right hand side former house location.	NO	GOOD	UNKNOWN	POOR	Within building envelope. WD	REMOVE
63	<i>Malus spp.</i>	Apple	8	25.1	10	NO	Right hand side asphalt	NO	FAIR	MODERATE	POOR	Within building envelope. WD	REMOVE
64	<i>Malus spp.</i>	Apple	6.5	20.4	10	NO	Right hand side asphalt	NO	FAIR	MODERATE	POOR	Within building envelope. WD	REMOVE
65	<i>Juglans hindsii</i>	Black Walnut	13.5, 14.8, 17.9	145.2	50	YES	SCVWD slope behind chained link fence.	YES	GOOD	POOR	MODERATE	Within building envelope. WD	REMOVE
66	<i>Platanus x hispanica</i>	London Plane Tree	24, 27.5	161.8	70	YES	Right hand side of asphalt near Ranch Dr.	NO	GOOD	GOOD	HIGH	Within building envelope. WD	REMOVE
67	<i>Quercus agrifolia</i>	Coast Live Oak	26	81.7	60	YES	Behind fence along Ranch Dr.	YES	GOOD	GOOD	HIGH	Within building envelope. WD	REMOVE
68	<i>Sambucus nigra subsp. cerulea</i>	Blue Elderberry	12, 15, 15, 22	201.1	60	YES	Driveway entrance along Ranch Dr.	YES	GOOD	POOR	MODERATE	Within building envelope. WD	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN.)	CIRCUMFERENCE (IN.)	SPREAD (FT.)	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	TOLERANCE	SUITABILITY FOR PRESERVATION	NOTES	RECOMMENDATIONS
69	<i>Platanus x hispanica</i>	London Plane Tree	9	28.3	20	NO	Driveway entrance along Ranch Dr.	NO	GOOD	GOOD	MODERATE	Within building envelope.	REMOVE
70	<i>Platanus x hispanica</i>	London Plane Tree	6.2	19.5	20	NO	Driveway entrance along Ranch Dr.	NO	GOOD	GOOD	MODERATE	Within building envelope.	REMOVE
71	<i>Platanus x hispanica</i>	London Plane Tree	12.1, 13.3 @ 36	79.8	40	YES	Driveway entrance along Ranch Dr.	NO	GOOD	GOOD	MODERATE	Within building envelope.	REMOVE
71A	<i>Quercus agrifolia</i>	Coast Live Oak	7 @ 24	22	10	NO	Driveway entrance along Ranch Dr.	YES	GOOD	GOOD	MODERATE	Within building envelope.	REMOVE
72	<i>Platanus x hispanica</i>	London Plane Tree	12.7 @ 24	39.9	25	NO	Driveway entrance along Ranch Dr.	NO	GOOD	GOOD	MODERATE	Within building envelope.	REMOVE
73	<i>Platanus x hispanica</i>	London Plane Tree	6.5 @ 48	20.4	10	NO	Driveway entrance along Ranch Dr.	NO	GOOD	GOOD	MODERATE	Within building envelope.	REMOVE
74	<i>Platanus x hispanica</i>	London Plane Tree	11.6 @ 12	36.4	15	NO	Driveway entrance along Ranch Dr.	NO	GOOD	GOOD	MODERATE	Within building envelope.	REMOVE
75	<i>Sambucus nigra</i> subsp. <i>cerulea</i>	Blue Elderberry	20, 24, 6	157.1	25	NO	Driveway entrance along Ranch Dr.	YES	POOR	POOR	MODERATE	Within building envelope.	REMOVE
76	<i>Sambucus nigra</i> subsp. <i>cerulea</i>	Blue Elderberry	20, 20 @ grade	125.7	25	NO	Driveway entrance along Ranch Dr.	YES	GOOD	POOR	MODERATE	Within building envelope.	REMOVE
77	<i>Sambucus nigra</i> subsp. <i>cerulea</i>	Blue Elderberry	50 @ grade	157.1	25	NO	Driveway entrance along Ranch Dr.	YES	GOOD	POOR	MODERATE	Within building envelope.	REMOVE

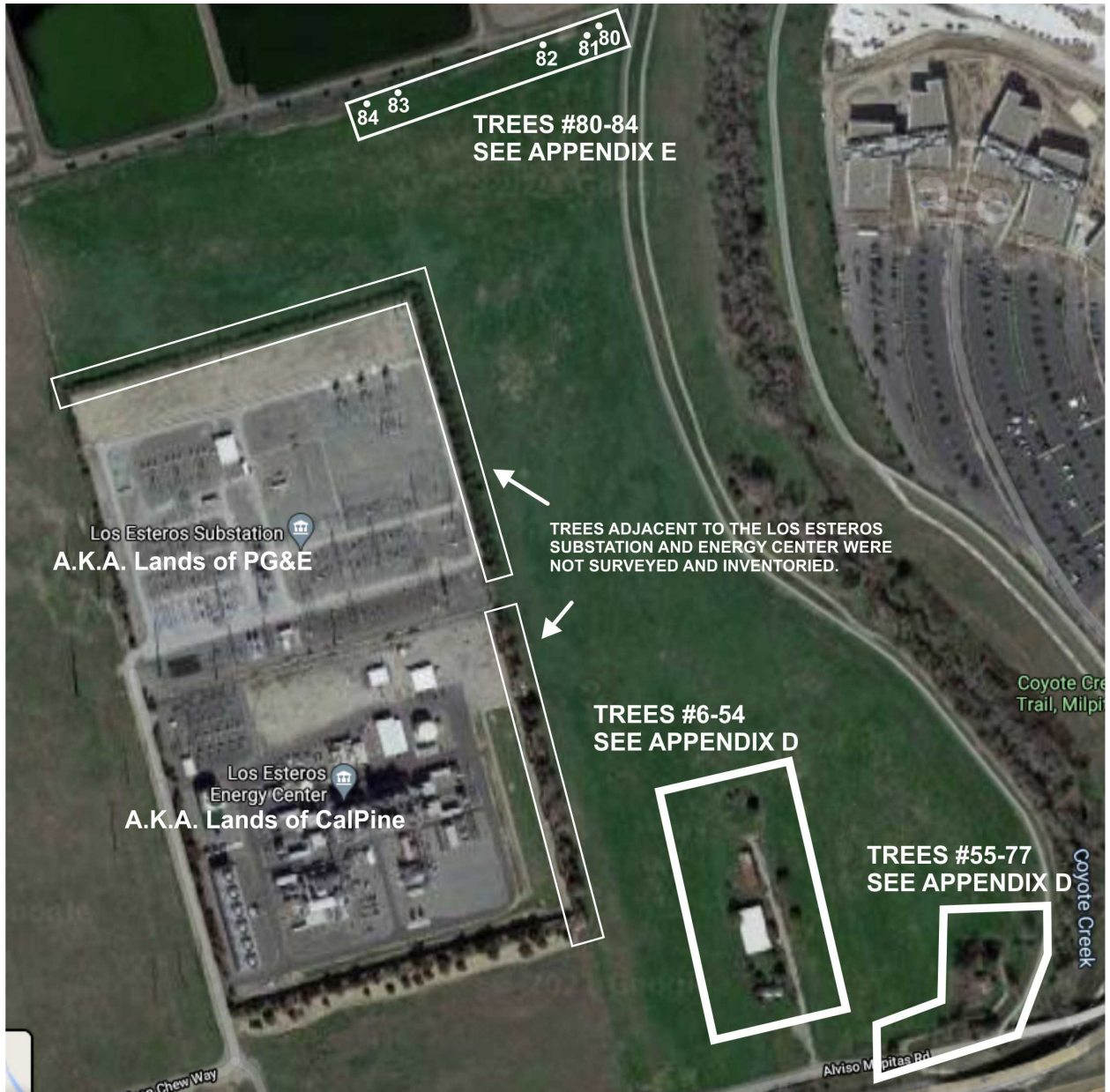
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN.)	CIRCUMFERENCE (IN.)	SPREAD (FT.)	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	TOLERANCE	SUITABILITY FOR PRESERVATION	NOTES	RECOMMENDATIONS
80	<i>Juglans hindsii</i>	Black Walnut	16 @ grade	50.3	30	NO	North property line.	YES	GOOD	POOR	MODERATE	Within building envelope.	REMOVE
81	<i>Juglans hindsii</i>	Black Walnut	4.7, 3.4	25.5	10	NO	North property line.	YES	GOOD	POOR	MODERATE	Within building envelope.	REMOVE
82	<i>Juglans hindsii</i>	Black Walnut	22, 22	138.2	35	NO	North property line.	YES	GOOD	POOR	MODERATE	Within building envelope.	REMOVE
83	<i>Juglans hindsii</i>	Black Walnut	11.1 @ 36	38.8	20	NO	North property line.	YES	GOOD	POOR	MODERATE	Within building envelope.	REMOVE
84	<i>Juglans hindsii</i>	Black Walnut	6.5 @12	20.4	10	NO	North property line.	YES	GOOD	POOR	MODERATE	Within building envelope.	REMOVE



# APPENDIX C: Construction Footprint Overview



# APPENDIX D: General Tree Location Map



# APPENDIX E: General Tree Location Map Enlargements



**TREES #6-54 are recommended for removal.**

**TREES #55-77 are recommended for removal.**



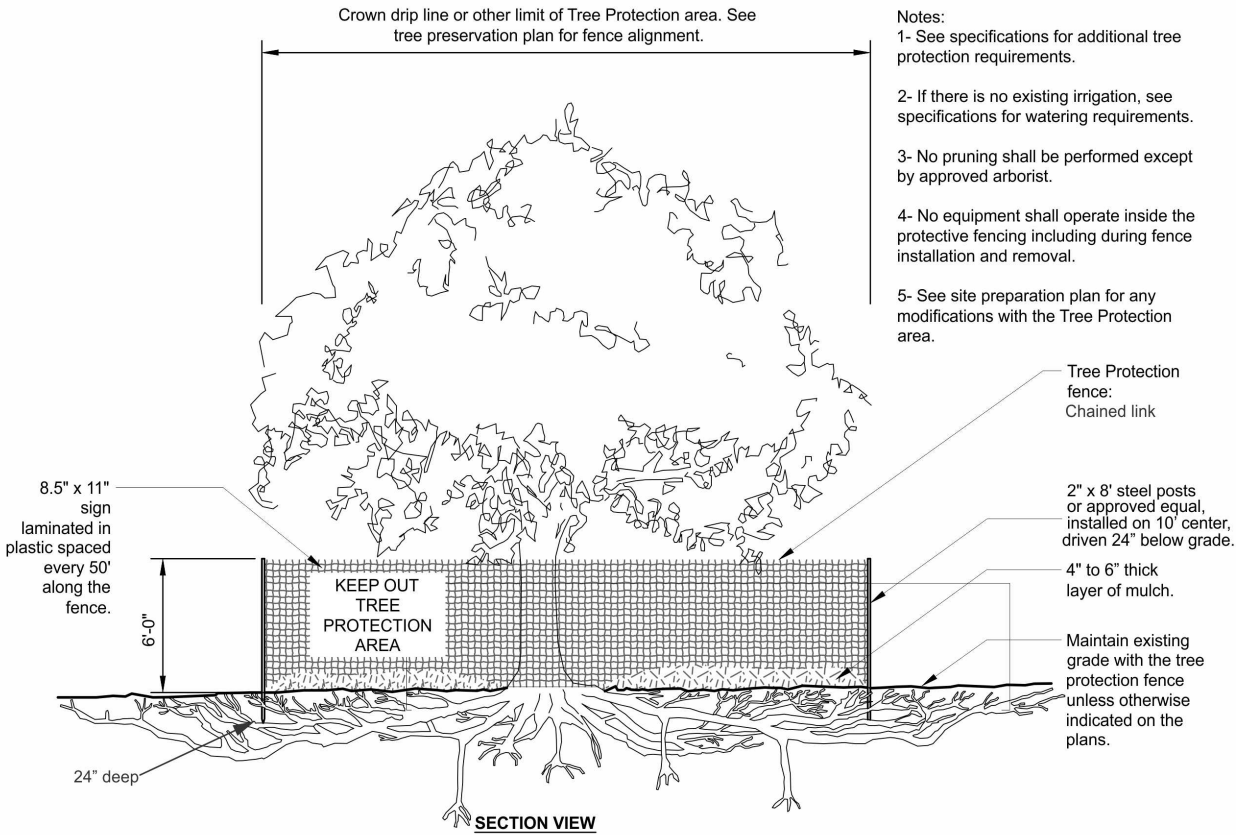
**APPENDIX F: General Tree Location Map Enlargement**



**TREES #80-84: Northernmost property line are recommended for removal.**

# APPENDIX G: Type I TPZ Diagram

## Type I TPZ Diagram

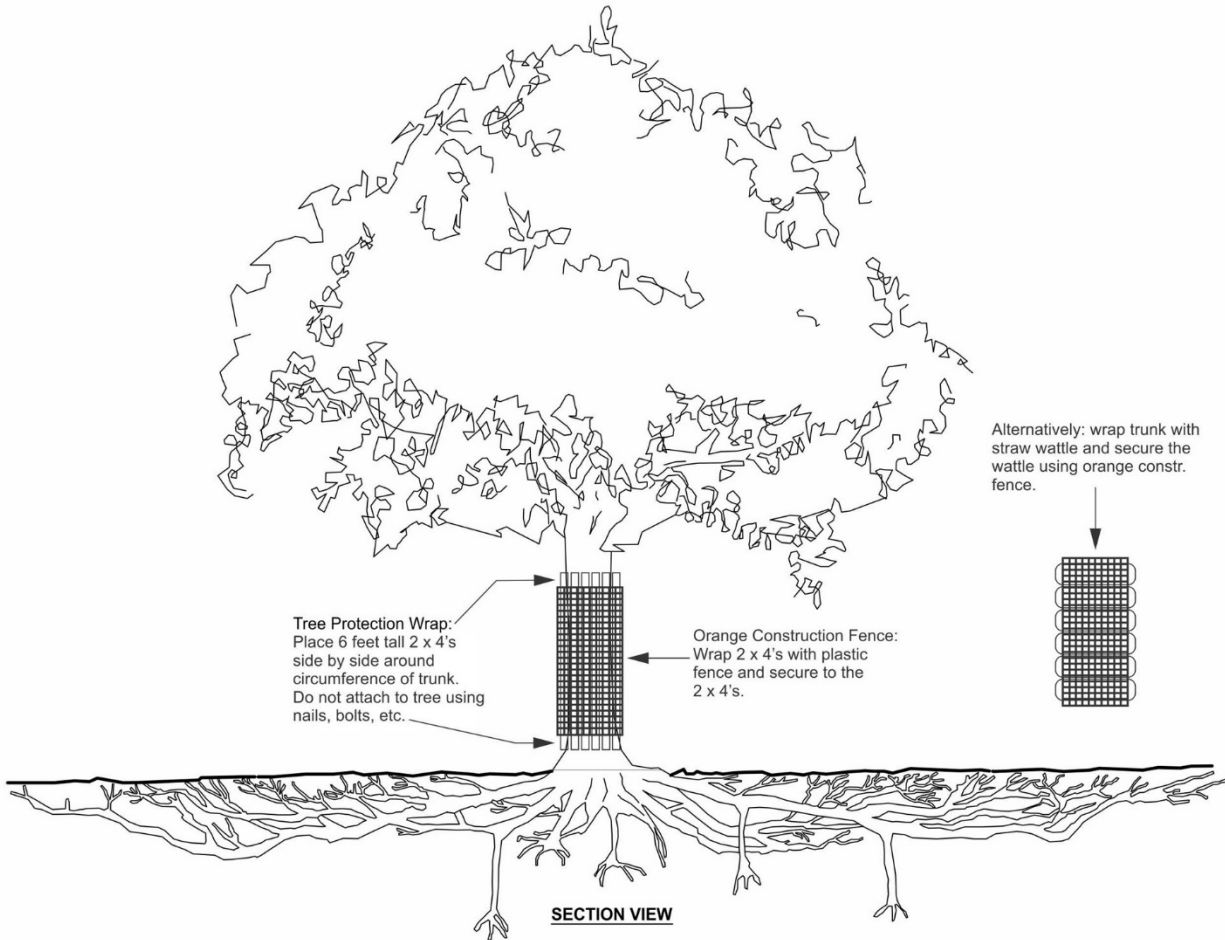


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# APPENDIX H: Type III TPZ Diagram

## Type III TPZ Diagram



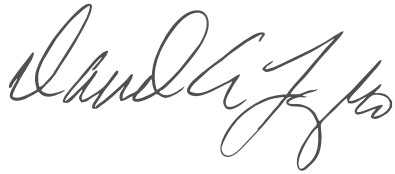
TREE PROTECTION

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## ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Loss, alteration, or reproduction of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
7. Neither all nor any part of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or initialed designation conferred upon the consultant/appraiser as stated in his qualification.
8. This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. Unless expressed otherwise: 1) information in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in future.

Respectfully submitted,



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