

Appendix B
Arborist Report

1/21/18

Rob Dowling LEED AP, Director of Operations
 Aron Developers, Inc.
[655 Castro St, Suite 8, Mountain View, CA 94041](http://655CastroSt.com)

Re: **Tree Survey for 1495 S. Winchester, San Jose, CA.**

To Whom It May Concern:

Assignment

It was my assignment to review all trees on site, number them and write a report.

Summary

There are thirteen trees on site. Six of the trees (#1 - #6) line the perimeter of the property and all appear to be City Owned Protected Trees. There does not appear to be any other protected trees on site.



Contents

All the trees surveyed were examined and then rated based on their individual health and structure according to the table below. For example, a tree may be rated “good” under the health column for excellent/vigorous appearance and growth, while the same tree may be rated “fair/poor” in the structure column if structural mitigation is needed.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	healthy	very stable
Fair	healthy but showing initial or temporary disease, pests or lack of vitality	routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed
Fair/poor	declining	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree

Poor	dead or near dead	hazard
-------------	-------------------	--------

Methods

The trunks of the trees are measured using an arborist’s diameter tape at 54” above soil grade. The canopy height and spread are estimated using visual references only. In cases of a very large tree, a standard measuring tape may be used.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a “full hazard assessment” is recommended. This assessment would consist of drilling or using sonar equipment to detect internal decay and may include climbing or the use of aerial equipment.

Tree Health Ratings

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Tree Structure Ratings

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning), the presence or absence of poor limb attachments (such as co-dominant leaders), the length and weight of limbs and the extent and location of apparent decay. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional “Consider Removal**” notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

San Jose Ordinance

Trees Protected in San Jose:

1. All Street Trees
2. Single Trunk - 38 inches or more in circumference at 4.5 feet above ground
3. Multi-trunk - The combined measurements of each trunk circumference at 4.5 feet above ground add up to 38 inches or more.

Trees on Site

Tree #1, Gingko (*Ginkgo biloba*). 1" diameter trunk. 6' tall and 8' wide. Health is Fair and Structure is Good. Protected Street Tree.

Tree #2, Liquid ambar. 25" diameter trunk. 60' tall and 50' wide. Health is Fair – Good and Structure is Fair due to Codominant leaders. Protected Street Tree.

Tree #3, Liquid ambar. 17" diameter trunk. 25' tall and 30' wide. Health is Fair – Good and Structure is Fair – Poor. Tree has no main leader. Protected Street Tree.

Tree #4, Sycamore (*Platanus x acerifolia*). 12" diameter trunk. 55' tall and 30' wide. Health is Good and Structure is Fair. Protected Street Tree.

Tree #5, Sycamore (*Platanus x acerifolia*). 15" diameter trunk. 55' tall and 30' wide. Health is Good and Structure is Fair. Protected Street Tree.

Tree #6, Sycamore (*Platanus x acerifolia*). 15" diameter trunk. 55' tall and 30' wide. Health is Good and Structure is Fair. Protected Street Tree.

Tree #7, Japanese Maple (*Acer japonica*). 3" diameter trunk. 8' tall and 5' wide. Health is Fair – Poor and Structure is Poor. Recommend Removal (RR).

Tree #8, Privet shrub. 2", 2", 3", 3", 4", 7" diameter trunks. 10' tall and 15' wide. Health is Fair and Structure is Poor. (RR).

Tree #9, Peach. 1", 1" diameter trunks. 7' tall and wide. Health is Good and Structure is Fair. (RR).

Tree #10, Loquat (*Eriobotrya japonica*). 2", 4", 5", 5" diameter trunks. 18' tall and 15' wide. Health and Structure are Fair. Recommend Removal (RR).

Tree #11, Crape Myrtle. 3" trunk diameter. 12' tall and 6' wide. Health is Fair and Structure is Good. (RR).

Tree #12, Crape Myrtle. 3" trunk diameter. 12' tall and 6' wide. Health is Fair and Structure is Good. (RR).

Tree #13, Privet Shrub. 9", 13" trunk diameters. 20' tall and wide. Health is Fair and Structure is Fair – Poor. (RR).

General Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk. There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

- a. Consist of chain link fencing and having a minimum height of 6 feet.
- b. Be mounted on steel posts driven approximately 2 feet into the soil.
- c. Fencing posts must be located a maximum of 10 feet on center.
- d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.
- f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the areas suited for development and the condition and location of trees present on site, the following is recommended:

1. A Certified Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
 - a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.

- b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobble, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oak trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
<http://www.californiaoaks.org/ExtAssets/CompatiblePlantsUnder&AroundOaks.pdf>.

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael P. Young". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael P. Young