

**Appendix B-2:**  
**Arborist Report**

# TREE INVENTORY

Date: July 1, 2016  
Project #4586.00, 4586.10

## **PROJECT SITE**

Topgolf (Pin High Golf Center)  
4701 N 1<sup>st</sup> Street  
San Jose, CA

## **PREPARED BY**

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# TREE EVALUATION SUMMARY TABLE

Prepared By: Lisa Harris, ISA Certified Arborist #WE-9977A

DBH MEASUREMENT HEIGHT: 54"

Date of Evaluation: 6/23/16

Suitability for Preservation is based on the following		
Good - Trees with good health and structural stability that have the potential for longevity at the site.		
Moderate - Trees in somewhat declining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require more intense management and will have a shorter lifespan than those in the 'Good' category.		
Poor - Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to decline, regardless of treatment.		
Health Rating		
5	A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.	
4	A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.	
3	A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with care.	
2	A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.	
1	A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.	
0	Tree is dead.	
Abbreviations and Definitions		
CD	Codominant branches	Forked branches nearly the same size in diameter, arising from a common junction an lacking a normal branch union.
CDB	Dieback in Crown	Condition where branches in the tree crown die from the tips toward the center.
DB	Dieback	Progressive death of twigs and branches which generally starts at the tip
DBH	Diameter at Breast Height	Measurement of tree diameter in inches. Measurement height varies by City and is noted above.
FB	Fireblight	A disease in fruit trees resulting in burnt looking foliage.
H	Hazardous	A tree that in it's current condition, presents a hazard.
HD	Headed	Poor pruning practice of cutting back branches. Often practiced under utility lines to limit tree height.
IB	Included Bark	Structural defect where bark is included between the branch attachment so the wood can't join. Such defect can have a higher probability of failure.
LN	Leaning Tree	Tree leaning, see notes for severity.
ML	Multiple Leaders	More than one upright primary stem
MS	Multi-stem	A tree having 2 or more trunks, either originating at grade or branching after DBH height measurement.
ND	Nitrogen Deficiency	Deficiency often resulting in lack of growth and yellow or pale green leaves.
PA	Planting Area	
S	Suckers	Shoot arising from the roots.
SC	Soil Compaction	Compaction of soil around tree root system which can damage vitality.
SD	Structural Defects	Naturally or secondary conditions including cavities, poor branch attachments, cracks, or decayed wood in any part of the tree that may contribute to structural failure.
SR	Surface Roots	Roots visible at finished grade.
SS	Sunscald	Injury to bark tissues on the trunk/branches caused by rapid temperature changes
WU	Weak Union	Weak union or fork in tree branching structure.
	Ordinance Tree	A tree defined in this section herein below and whose removal or topping is covered by and subject to the provisions of chapter 13. Ordinance tree means any live or dead woody perennial plant characterized by having a main stem or trunk which measures 56" or more in circumference at a height of 24" above natural grade slope. A multi-trunk tree shall be considered a single tree and measurement of that tree shall include the sum of the circumference of the trunks of that tree at a height of 24" above natural grade slope. "Tree" shall include the plural of that term" (13.32.020).

TREE #	BOTANICAL NAME	COMMON NAME	TOTAL DBH	CIRCUMFERENCE	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	PRESERVATION SUITABILITY	NOTES	RECOMMENDATIONS
1	Schinus molle	Peruvian Pepper	20.2	63	YES	Parking lot		4	Good	Leaf psyllid, spreading canopy provides shade in the parking lot	
2	Washingtonia robusta	Mexican Fan Palm	10.2	32		Open field near fence and power lines		3	Poor	~ 25' tall	
3	Washingtonia filifera	California Fan Palm	8.0	25		Open field near fence and power pole		3	Poor	~10' tall, volunteer	
4	Washingtonia filifera	California Fan Palm	7.0	22		Parking lot		3	Poor	~8' tall, volunteer	
5	Washingtonia filifera	California Fan Palm	10.0	31		Parking lot		3	Poor	~15' tall, volunteer	
6	Washingtonia filifera	California Fan Palm	8.0	25		Parking lot		3	Poor	~10' tall, volunteer	
7	Washingtonia filifera	California Fan Palm	8.0	25		Parking lot		3	Poor	~10' tall, volunteer	
8	Schinus molle	Peruvian Pepper	14.2	45		Parking lot		4	Good	Leaf psyllid, spreading canopy provides shade in the parking lot	
9	Pyrus kawakamii	Evergreen Pear	10.0	31		Parking lot		3	Poor	Moderate FB, flat topped. Inappropriate species for parking lot as it does not provide adequate shade.	
10	Pyrus kawakamii	Evergreen Pear	10.8	34		Parking lot		3	Poor	Moderate FB	
11	Pyrus kawakamii	Evergreen Pear	10.4	33		Parking lot		2	Poor	MS volunteer emerging from stump (2.2, 2.1, 1.5, 2, 2.6)	Remove
12	Pyrus kawakamii	Evergreen Pear	8.5	27		Parking lot		3	Poor	Moderate FB, flat topped	
13	Pyrus kawakamii	Evergreen Pear	8.3	26		Parking lot finger island		0	Poor	dead	Remove
14	Pyrus kawakamii	Evergreen Pear	9.8	31		Parking lot		4	Moderate	minor FB	

TREE #	BOTANICAL NAME	COMMON NAME	TOTAL DBH	CIRCUMFERENCE	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	PRESERVATION SUITABILITY	NOTES	RECOMMENDATIONS
<b>15</b>	Pyrus kawakamii	Evergreen Pear	7.6	24		Parking lot		2	Poor	severe FB, poor leaf development	
<b>16</b>	Pyrus kawakamii	Evergreen Pear	11.0	35		Parking lot		4	Moderate	minor FB	
<b>17</b>	Pyrus kawakamii	Evergreen Pear	10.8	34		Parking lot		3	Moderate	moderate FB	
<b>18</b>	Pyrus kawakamii	Evergreen Pear	8.9	28		Parking lot finger island		2	Poor	flat topped	
<b>19</b>	Pyrus kawakamii	Evergreen Pear	5.3	17		turf near club house entry		2	Poor	stressed, poor development	
<b>20</b>	Pyrus kawakamii	Evergreen Pear	13.2	41		turf near club house entry		1	Poor	severe CDB, moderate FB	Remove
<b>21</b>	Podocarpus gracilior	Fern Pine	13.0	41		along clubhouse		3	Poor	growing very close to building, canopy extends over roof, roughly 2' from building	Tree would be destroyed with building demolition
<b>22</b>	Podocarpus gracilior	Fern Pine	13.2	41		at corner of clubhouse		4	Poor	growing very close to building, canopy extends over roof, roughly 2' from building	Tree would be destroyed with building demolition
<b>23</b>	Washingtonia filifera	California Fan Palm	8.0	25		along wood fence		3	Moderate	~7' tall volunteer	
<b>24</b>	Washingtonia filifera	California Fan Palm	8.0	25		along entry drive aisle		3	Moderate	~10' tall volunteer	
<b>25</b>	Washingtonia filifera	California Fan Palm	12.0	38		along wood fence		3	Moderate	~10' tall volunteer	
<b>26</b>	Washingtonia filifera	California Fan Palm	8.0	25		along wood fence		3	Moderate	~7' tall volunteer	
<b>27</b>	Washingtonia filifera	California Fan Palm	12.5	39		at entry gate		3	Moderate	~10' tall volunteer	
<b>28</b>	Washingtonia robusta	Mexican Fan Palm	11.7	37		at entry gate		3	Moderate	~30' tall	
<b>29</b>	Washingtonia robusta	Mexican Fan Palm	10.8	34		at entry gate		3	Moderate	~25' tall wound at base	
<b>30</b>	Washingtonia filifera	California Fan Palm	12.5	39		near entry at power pole		3	Moderate	In tight cluster with trees 31-33. ~15' tall	
<b>31</b>	Washingtonia filifera	California Fan Palm	9.0	28		near entry at power pole		3	Moderate	~8' tall	

TREE #	BOTANICAL NAME	COMMON NAME	TOTAL DBH	CIRCUMFERENCE	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	PRESERVATION SUITABILITY	NOTES	RECOMMENDATIONS
<b>32</b>	Washingtonia filifera	California Fan Palm	16.5	52		near entry at power pole		3	Moderate	~8' tall, MS forked at grade (9, 7.5)	
<b>33</b>	Washingtonia filifera	California Fan Palm	13.0	41		near entry at power pole		3	Moderate	~15' tall	
<b>34</b>	Washingtonia filifera	California Fan Palm	9.0	28		N 1st frontage on slope		3	Moderate	in cluster with 35 and 36, ~12' tall	
<b>35</b>	Washingtonia filifera	California Fan Palm	9.0	28		N 1st frontage on slope		3	Moderate	~12' tall	
<b>36</b>	Washingtonia filifera	California Fan Palm	9.0	28		N 1st frontage on slope		3	Moderate	~12' tall	
<b>37</b>	Myoporum laetum	Myoporum	17.5	55		N 1st frontage top of slope		2	Poor	Trips, Invasive Species, shrubby MS (5.5,7,5)	
<b>38</b>	Washingtonia filifera	California Fan Palm	13.0	41		N 1st frontage top of slope		3	Moderate	~15' tall	
<b>39</b>	Washingtonia filifera	California Fan Palm	6.0	19		N 1st frontage		3	Moderate	~8' tall, in cluster with 39 and 40	
<b>40</b>	Washingtonia filifera	California Fan Palm	6.0	19		N 1st frontage		3	Moderate	~10' tall	
<b>41</b>	Washingtonia filifera	California Fan Palm	5.0	16		N 1st frontage		3	Moderate	~7' tall	
<b>42</b>	Washingtonia filifera	California Fan Palm	13.0	41		N 1st frontage		3	Moderate	In cluster with 43, ~15' tall	
<b>43</b>	Washingtonia filifera	California Fan Palm	8.0	25		N 1st frontage		3	Moderate	~10' tall	
<b>44</b>	Pyrus calleryana	Callery Pear	8.0	25		N 1st frontage		4	Moderate	Volunteer in shrubs	
<b>45</b>	Salix species	Willow	17.0	53		N 1st frontage		4	Moderate	MS 6,6,5, shrubby	
<b>46</b>	Salix species	Willow	12.0	38		N 1st frontage		4	Moderate	MS 6,6, shrubby	
<b>47</b>	Washingtonia filifera	California Fan Palm	8.0	25		along chainlink fence		3	Moderate	~15' tall	

TREE #	BOTANICAL NAME	COMMON NAME	TOTAL DBH	CIRCUMFERENCE	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	PRESERVATION SUITABILITY	NOTES	RECOMMENDATIONS
48	Syagrus romanzoffiana	Queen Palm	11.5	36		Between club house and driving range		3	Moderate	yellowing fronds	
49	Syagrus romanzoffiana	Queen Palm	13.8	43		Between club house and driving range		3	Moderate	yellowing fronds	
50	Syagrus romanzoffiana	Queen Palm	12.1	38		Between club house and driving range		3	Moderate	yellowing fronds	
51	Podocarpus gracilior	Fern Pine	12.1	38		at club house near wood fence		4	Poor	growing very close to building, canopy extends over roof, roughly 2' from building	Tree would be destroyed with building demolition
52	Phoenix canariensis	Canary Island Date Palm	15.0	47		at chainlink gate to Moffat St.		4	Poor	shrubby, in conflict with gate	
53	Washingtonia filifera	California Fan Palm	6.0	19		at chainlink gate to Moffat St.		4	Moderate		
54	Phoenix canariensis	Canary Island Date Palm	15.0	47		near power station		4	Moderate	under power lines, shrubby	
55	Schinus molle	Peruvian Pepper	15.0	47		near power station		4	Good	leaf psyllid, provides screening to elec. Facility wall	
56	Schinus molle	Peruvian Pepper	14.0	44		near power station		4	Good	provides screening to elec. Facility wall	
57	Schinus molle	Peruvian Pepper	16.0	50		near power station		4	Good	provides screening to elec. Facility wall	
58	Schinus molle	Peruvian Pepper	9.5	30		near power station		4	Good	provides screening to elec. Facility wall	
59	Robinia 'Purple Robe'	Black Locust	11.3	35		near sheds		3	Poor	low fork MS (5.3, 6), multiple wounds, secondary pests (ants), S	Remove
60	Robinia 'Purple Robe'	Black Locust	32.1	101	YES	near sheds		3	Poor	MS (6.5, 6.7, 7, 11.9) IB, S, secondary pests (ants)	Remove
61	Robinia 'Purple Robe'	Black Locust	13.5	42		near sheds		3	Poor	forks at 2.5', S, secondary pests (ants)	Remove

TREE #	BOTANICAL NAME	COMMON NAME	TOTAL DBH	CIRCUMFERENCE	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	PRESERVATION SUITABILITY	NOTES	RECOMMENDATIONS
<b>62</b>	Sequoia sempervirens	Coast Redwood	9.0	28		along driving range fence		0	Poor	dead	Remove
<b>63</b>	Sequoia sempervirens	Coast Redwood	11.3	35		along driving range fence		0	Poor	dead	Remove
<b>64</b>	Sequoia sempervirens	Coast Redwood	8.7	27		along driving range fence		1	Poor	sever decline	Remove
<b>65</b>	Sequoia sempervirens	Coast Redwood	9.7	30		along driving range fence		2	Poor	topped, stressed	Remove
<b>66</b>	Pinus radiata	Monterey Pine	14.8	46		open field		3	Poor	galls on limb, blight, pitch	
<b>67</b>	Pinus radiata	Monterey Pine	10.2	32		open field		3	Poor	flat topped, moderate LN, still staked, stunted growth	
<b>68</b>	Pinus radiata	Monterey Pine	15.4	48		inside chain link fence along N 1st		4	Moderate	minor pitch flow	
<b>69</b>	Pinus radiata	Monterey Pine	6.9	22		inside chain link fence along N 1st		2	Moderate	frass in pitch, still staked, flat topped	
<b>70</b>	Fraxinus uhdei	Evergreen Ash	8.0	25		inside chain link fence along N 1st		4	Moderate	Irrigation from adjacent lawn turned off, tree slightly stressed due to lack of water (typical in this row of trees)	
<b>71</b>	Fraxinus uhdei	Evergreen Ash	11.3	35		inside chain link fence along N 1st		4	Moderate		
<b>72</b>	Fraxinus uhdei	Evergreen Ash	15.7	49		inside chain link fence along N 1st		4	Moderate		
<b>73</b>	Washingtonia filifera	California Fan Palm	6.0	19		inside chain link fence along N 1st		3	Poor	~8' tall	
<b>74</b>	Fraxinus uhdei	Evergreen Ash	17.1	54		inside chain link fence along N 1st		4	Moderate		
<b>75</b>	Fraxinus uhdei	Evergreen Ash	10.6	33		inside chain link fence along N 1st		3	Moderate	minor DB, stress	



TREE #	BOTANICAL NAME	COMMON NAME	TOTAL DBH	CIRCUMFERENCE	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	PRESERVATION SUITABILITY	NOTES	RECOMMENDATIONS
<b>76</b>	Fraxinus uhdei	Evergreen Ash	14.9	47		inside chain link fence along N 1st		4	Moderate		
<b>77</b>	Fraxinus uhdei	Evergreen Ash	12.2	38		inside chain link fence along N 1st		4	Moderate		
<b>78</b>	Fraxinus uhdei	Evergreen Ash	14.8	46		inside chain link fence along N 1st		3	Moderate	irregular canopy	
<b>79</b>	Fraxinus uhdei	Evergreen Ash	12.6	40		inside chain link fence along N 1st		3	Moderate	CDB	
<b>80</b>	Fraxinus uhdei	Evergreen Ash	16.5	52		inside chain link fence along N 1st		3	Moderate	chewed leaves	
<b>81</b>	Fraxinus uhdei	Evergreen Ash	10.0	31		inside chain link fence along N 1st		3	Moderate	MD on SR	
<b>82</b>	Fraxinus uhdei	Evergreen Ash	13.3	42		inside chain link fence along N 1st		4	Moderate		
<b>83</b>	Fraxinus uhdei	Evergreen Ash	12.4	39		inside chain link fence along N 1st		3	Moderate	CDB	
<b>84</b>	Fraxinus uhdei	Evergreen Ash	14.7	46		inside chain link fence along N 1st		4	Moderate		
<b>85</b>	Fraxinus uhdei	Evergreen Ash	12.9	41		inside chain link fence along N 1st		3	Moderate	CDB	
<b>86</b>	Pinus radiata	Monterey Pine	18.4	58	YES	inside chain link fence along N 1st		3	Moderate	pitch	
<b>87</b>	Sequoia sempervirens	Coast Redwood	9.2	29		putting green		1	Poor	severe decline	
<b>88</b>	Sequoia sempervirens	Coast Redwood	12.3	39		putting green		1	Poor	severe decline	
<b>89</b>	Sequoia sempervirens	Coast Redwood	13.2	41		putting green		2	Poor	decline	
<b>90</b>	Sequoia sempervirens	Coast Redwood	9.2	29		putting green		2	Poor	decline	

TREE #	BOTANICAL NAME	COMMON NAME	TOTAL DBH	CIRCUMFERENCE	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	PRESERVATION SUITABILITY	NOTES	RECOMMENDATIONS
<b>91</b>	<i>Syagrus romanzoffiana</i>	Queen Palm	5.8	18		putting green		1	Poor	Young	
<b>92</b>	<i>Sequoia sempervirens</i>	Coast Redwood	17.4	55		putting green		2	Poor	MS (11.4, 4, 2)	
<b>93</b>	<i>Washingtonia filifera</i>	California Fan Palm	10.0	31		Intersection of Moffat/Liberty		3	Poor	~15' tall, inside fenced area	
<b>94</b>	<i>Schinus molle</i>	Peruvian Pepper	5.4	17		Liberty St. frontage		4	Moderate	wound at base, near power lines	prune
<b>95</b>	<i>Schinus molle</i>	Peruvian Pepper	5.6	18		Liberty St. frontage		4	Moderate		prune
<b>96</b>	<i>Schinus molle</i>	Peruvian Pepper	11.6	36		Liberty St. frontage		4	Moderate		prune
<b>97</b>	<i>Schinus molle</i>	Peruvian Pepper	16.5	52		Liberty St. frontage		4	Moderate		prune
<b>98</b>	<i>Schinus molle</i>	Peruvian Pepper	11.1	35		Liberty St. frontage		4	Moderate		prune
<b>99</b>	<i>Schinus molle</i>	Peruvian Pepper	10.3	32		Liberty St. frontage		4	Moderate		prune
<b>100</b>	<i>Schinus molle</i>	Peruvian Pepper	16.0	50		Liberty St. frontage		4	Moderate	MS (14.5, 1.5)	prune
<b>101</b>	<i>Schinus molle</i>	Peruvian Pepper	15.7	49		Liberty St. frontage		4	Moderate		prune
<b>102</b>	<i>Schinus molle</i>	Peruvian Pepper	10.7	34		Liberty St. frontage		4	Moderate		prune
<b>103</b>	<i>Schinus molle</i>	Peruvian Pepper	15.0	47		Liberty St. frontage		4	Moderate	S	prune
<b>104</b>	<i>Schinus molle</i>	Peruvian Pepper	12.5	39		Liberty St. frontage		4	Moderate	S	prune
<b>105</b>	<i>Schinus molle</i>	Peruvian Pepper	9.0	28		Liberty St. frontage		4	Moderate		prune
<b>106</b>	<i>Schinus molle</i>	Peruvian Pepper	19.0	60	YES	Liberty St. frontage		4	Moderate		prune
<b>107</b>	<i>Schinus molle</i>	Peruvian Pepper	9.0	28		Liberty St. frontage		3	Moderate	severe LN, tree nearly flat on the ground	prune
<b>108</b>	<i>Schinus molle</i>	<i>Peruvian Pepper</i>	<i>19.0</i>	<i>60</i>	<i>YES</i>	<i>1537 Liberty St. yard</i>		-		<i>DBH approximate, access to property restricted</i>	

TREE #	BOTANICAL NAME	COMMON NAME	TOTAL DBH	CIRCUMFERENCE	ORDINANCE TREE	LOCATION	NATIVE	HEALTH	PRESERVATION SUITABILITY	NOTES	RECOMMENDATIONS
<b>109</b>	<i>Citrus species</i>	<i>Grapefruit</i>	10.0	31		1537 Liberty St. yard		-		DBH approximate, access to property restricted	
<b>110</b>	<i>Citrus species</i>	<i>Citrus Tree</i>	10.0	31		1537 Liberty St. yard		-		DBH approximate, access to property restricted	
<b>111</b>	<i>Schinus terebinthifolius</i>	<i>Brazilian Pepper</i>	10.0	31		1537 Liberty St. yard		-		DBH approximate, access to property restricted	
<b>112</b>	<i>Sequoia sempervirens</i>	<i>Coast Redwood</i>	18.0	57	YES	1537 Liberty St. yard		-		DBH approximate, access to property restricted	
<b>113</b>	<i>Citrus species</i>	<i>Citrus Tree</i>	10.0	31		1537 Liberty St. yard		-		DBH approximate, access to property restricted	
<b>114</b>	<i>Schinus terebinthifolius</i>	<i>Brazilian Pepper</i>	10.0	31		1537 Liberty St. yard		-		DBH approximate, access to property restricted	

**Total Ordinance Size Trees**

6

**General Observations**

Site is irrigated with recycled water. However, many of the trees do not appear to be irrigated. The site is mostly flat with a drop off at the fence along Liberty Street.. Locations shown on map are approximate. Not all trees were surveyed. Preservation suitability based on consideration for preservation if site is developed, not necessarily current site conditions.

General Palm note: Most palms on the site appear to be unmaintained volunteers. Trees are typically not skinned or pruned, which leads to a much larger DBH reading and several years of dead fronds remaining on the tree. DBH in this table is reported as if trees were skinned.

# EXHIBIT A - TREE LOCATION MAP

