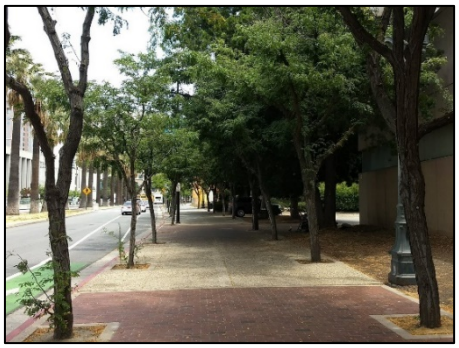

H. T. HARVEY & ASSOCIATES
Ecological Consultants

200 Park Avenue
San Jose, California

Arborist Report

Project #4189-01

Prepared for:

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July 24, 2018

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Section 1. Introduction

H. T. Harvey & Associates has prepared this arborist report for the proposed redevelopment project located at 200 Park Avenue in San José, California. This report provides an inventory of each tree on the project site and along the street frontages of Park Avenue and South Almaden Boulevard adjacent to the site, and includes diameter at breast height (DBH), species, a figure showing the location of each surveyed tree, and an assessment of each tree's health and structural condition.

Section 2. Methods

H. T. Harvey & Associates' American Society of Consulting Arborists (ASCA) Registered Consulting Arborist (#631) and International Society of Arboriculture (ISA) Certified Arborist (WE-11610A) Matt Pollock conducted a site visit to assess the trees on the project site and along the street frontages of Park Avenue and South Almaden Boulevard adjacent to the site on July 12, 2018. All trees with a DBH greater than 4 inches were included in the inventory. Tasks conducted during the site visit consisted of the following:

- identifying each tree to species (scientific name and common name);
- tagging each tree with an identifying number (sequential numbering assigned to the project);
- recording the approximate location of each tree;
- measuring tree trunk diameter at 54 inches above finish grade (DBH); and
- evaluating tree condition (i.e., tree health and tree structure) using a scale of 0 to 5 as shown in Table 1.

Table 1. Tree Health and Structural Condition Evaluation Criteria

Condition Rating	Tree Health	Tree Structure
5	A healthy, vigorous tree with a well-balanced crown. No apparent pest problems or signs and symptoms of disease. Normal to exceeding shoot length on new growth. Leaf size and color normal. Exceptional life expectancy for the species.	Root plate undisturbed and clear of any obstructions. Root flare has normal development. Trunk is sound and solid. No visible trunk defects or cavities. Branch spacing / structure and attachments are free of any defects.
4	Tree with slight decline in vigor. Imperfect canopy density in few parts of the tree, 10% or less, lacking natural symmetry. Less than half-normal growth rate and minor deficiency in leaf development. Few pest issues or damage, controllable. Normal branch and stem development with healthy growth. Small amount of twig dieback. Typical life expectancy for the species.	Root plate appears normal; only minor damage may be found. Possible signs of root dysfunction around trunk flare. Minor trunk defects from previous injury, with good closure; less than 25% of bark section missing. Good branch habit, minor dieback with some signs of previous pruning. Co-dominant stem formation may be present. Minor corrections required.
3	Tree with moderate vigor. Crown decline and dieback up to 30% of the canopy. Overall poor symmetry. Leaf color somewhat chlorotic with smaller leaves. Shoot extensions indicate some stunting and stressed growing conditions. Obvious signs of pest problems contributing to lesser condition. Some decay areas found in main stem and branches. Below average life expectancy.	Root plate reveals previous damage or disturbance and dysfunctional roots may be visible around main stem. Evidence of trunk damage or cavities with decay or defects present. Less than 30% of bark sections missing on trunk. Co-dominant stems are present. Branching habit and attachments indicate poor pruning or damage, which requires moderate corrections.

Condition Rating	Tree Health	Tree Structure
2	Tree in decline. Epicormic growth. Lacking full crown, more than 50% decline and dieback, especially affecting larger branches. Stunting obvious with little evidence of growth on smaller stems. Leaf size and color reveal overall stress in the plant. Insect or disease infestation may be severe. Overmature. Life expectancy is low.	Root plate disturbance and defects indicate major damage with girdling roots around the trunk flare. Trunk reveals more than 50% of bark section missing. Branch structure has poor attachments, with several structurally important dead or broken branches. Canopy reveals signs of severe damage or topping, with major corrective actions required. Extensive decay or hollow.
1	Tree in severe decline. Crown has very little vigor and/or has a disease or insect problem that is ultimately fatal and, if not corrected, may threaten other nearby trees.	Root plate has major structural problems that present an unacceptable risk. Tree is in severe decline, with dieback of scaffold branches and/or trunk.
0	Dead	Dead

Tree assessments were based on ground-level visual observations and physical measurements. DBH was measured using a diameter tape, and a Trimble Geo 7X GPS with laser offset capability was used to determine and record the location of each tree. Evaluations of tree health considered crown indicators such as vigor, density, leaf size, quality, and stem shoot extensions. Evaluations of tree structure condition considered root condition/form, trunk condition/form, and branch assembly and arrangement.

An advanced assessment to quantify interior wood structure, root condition, and upper canopy condition was not performed as part of this assessment. Therefore, tasks performed did not include an excavation of the root zones of the trees, drilling for decay detection, collecting soil samples for laboratory testing, sending animal or vegetative material for laboratory testing, climbing the trees for an aerial inspection, a tree risk assessment, or a valuation (see Appendix A for assumptions and limiting conditions and Appendix B for a certification of performance). These tasks are not typically included in a standard arborist report.

Section 3. Results

3.1 Site History and General Condition

An assessment of historical imagery showed that the two existing structures on the site were constructed prior to 1993. The majority of the trees within the survey area are located around the perimeter of the parking structure in the southern portion of the site and along the street frontages of Park Avenue and South Almaden Boulevard.

3.2 Summary of Findings

Sixty-eight trees were identified on the site and immediately adjacent to the site along the street frontages of Park Avenue and South Almaden Boulevard (Figure 1). Descriptions of each tree including DBH, protected status, and tree condition score are included in Appendix C. Table 2 provides a summary of the 68 trees, representing 11 species, that were assessed. Of the 68 trees that were surveyed, 33 may require a permit for removal from the City of San José (see Section 3.4 below). The most common trees site were thornless honey locust (*Gleditsia triacanthos 'inermis'*) and Chinese elm (*Ulmus parvifolia*), comprising 43% and 19% of trees respectively.

Table 2. Tree Condition Summary

		Tree Condition			
Scientific Name	**Common Name**	**Poor**	**Fair**	**Good**	**Total Trees**
Afrocarpus falcatus	African fern pine	0	0	4	4
Callistemon viminalis	weeping bottlebrush	0	0	1	1
Eucalyptus sideroxylon	red ironbark	0	0	1	1
Eucalyptus sp.	Eucalyptus sp.	0	0	1	1
Fraxinus pennsylvanica	green ash	0	0	2	2
Gleditsia triacanthos 'inermis'	thornless honey locust	1	3	25	29
Ligustrum lucidum	glossy privet	0	0	2	2
Platanus hybrida	London plane	1	0	7	8
Sequoia sempervirens	coast redwood	1	0	2	3
Ulmus parvifolia	Chinese elm	0	5	8	13
Washingtonia robusta	Mexican fan palm	0	0	4	4
Total		**3**	**8**	**57**	**68**

N:\Projects\4100\4189-01\Reports\Fig 1 Locations of Exisiting Trees.mxd

H. T. HARVEY & ASSOCIATES
Ecological Consultants

Figure 1. Locations of Existing Trees
200 Park Avenue Arborist Report (4189-01)
July 2018

3.3 Tree Condition

The majority (84%) of trees surveyed were in good condition (Table 2). Many of the honey locust trees exhibited some decay in their trunks and primary branches, likely due to their maturity. The condition ratings below are based on both the tree health and structural ratings from Appendix C. The condition of the trees was rated as follows:

- *Good* if their combined rating was 60% or greater,
- *Fair* if their combined rating was between 40% and 60%, or
- *Poor* if their combined rating was less than 40%.

3.4 Significant Trees

The City of San José provides special provisions for street trees, heritage trees, and ordinance-sized trees (hereafter, "significant trees") (City of San Jose, 2018). A total of 33 significant trees were identified during the survey, including 16 street trees and 18 ordinance-sized trees (one significant tree was both a street tree and an ordinance-sized tree). Significant trees are identified in Appendix C.

3.4.1 Street Trees

Street trees are those trees located in the public right-of-way between the curb and sidewalk. There are 16 street trees bordering the site. Six street trees are located along South Almaden Boulevard and 10 street trees are located along Park Avenue.

3.4.2 Heritage Trees

Heritage trees are identified by the City for their special significance to the community because of their size, history, unusual species, or unique quality. There are no heritage trees located on or adjacent to the site.

3.4.3 Ordinance-sized Trees

Ordinance-sized trees have either a single trunk or multiple trunks, with combined circumference, measured at 4.5 feet above the ground, of 38 inches or more. There are 17 ordinance-sized trees on the site and 1 ordinance-sized street tree along Park Avenue.

3.5 Invasive Trees

The California Invasive Plant Council lists only one of the eleven species of trees occurring on the site as invasive. Mexican fan palm (*Washingtonia robusta*) is listed as a limited invasive (California Invasive Plant Council 2017). There are four Mexican fan palms on the site (#3310, #3311, #3312, and #3342).

Section 4. References

California Invasive Plant Council. 2018. California Invasive Plant Inventory Database. Accessed online at http://cal-ipc.org/paf/ [July 2018].

City of San Jose. 2018. Tree Removal Ordinance Changes – Effective February 9, 2018. Accessed online at http://www.sanjoseca.gov/index.aspx?NID=3655 [July 2018].

Appendix A. Assumptions and Limiting Conditions

1. Any legal description provided to the consultant 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. Property lines were not clearly surveyed or marked in the field by the owner; consultant attempted to provide as accurate a boundary for the inventory as possible using the limited data available.
3. Care has been taken to obtain all information from reliable sources. All data have been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant shall not be required to give testimony or 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 or alteration 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.
7. Neither all nor any part of the contents of this report, nor 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 particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in her qualifications.
8. This report and values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of 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: a) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection and b) 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 the future.

Appendix B. Certification of Performance

I, Matt Pollock, certify that:

I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the terms of the assignment.

I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.

The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.

My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.

No one provided significant professional assistance to me, except as indicated within the report.

Compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

ISA-Certified Arborist WE-11610A

ASCA Registered Consulting Arborist #631

Appendix C. Tree Assessment

Tree Tag	Scientific Name	Common Name	DBH	Health	Structure	Street Tree	Ordinance-Sized Tree?	Tree Condition
3305	*Eucalyptus sideroxylon*	red ironbark	10, 11	5	3	-	Yes	Good
3306	*Gleditsia triacanthos 'inermis'*	thornless honey locust	9	4	2	-	-	Good
3307	*Gleditsia triacanthos 'inermis'*	thornless honey locust	7	2	1	-	-	Poor
3308	*Gleditsia triacanthos 'inermis'*	thornless honey locust	13	3	3	-	Yes	Good
3309	*Callistemon viminalis*	weeping bottlebrush	4	3	4	-	-	Good
3310	*Washingtonia robusta*	Mexican fan palm	21	5	4	-	Yes	Good
3311	*Washingtonia robusta*	Mexican fan palm	20	5	5	-	Yes	Good
3312	*Washingtonia robusta*	Mexican fan palm	21	5	5	-	Yes	Good
3313	*Eucalyptus* sp.	Eucalyptus sp.	32	4	2	-	Yes	Good
3314	*Platanus hybrida*	London plane	13	4	4	-	Yes	Good
3315	*Platanus hybrida*	London plane	11	4	4	-	-	Good
3316	*Platanus hybrida*	London plane	14	3	3	-	Yes	Good
3317	*Platanus hybrida*	London plane	7	0	0	-	-	Poor
3318	*Ulmus parvifolia*	Chinese elm	10	5	2	-	-	Good
3319	*Ulmus parvifolia*	Chinese elm	9	3	2	-	-	Fair
3320	*Ulmus parvifolia*	Chinese elm	10	4	2	-	-	Good
3321	*Fraxinus pennsylvanica*	green ash	10	5	3	-	-	Good
3322	*Fraxinus pennsylvanica*	green ash	17	5	4	-	Yes	Good
3323	*Ulmus parvifolia*	Chinese elm	7	5	2	-	-	Good
3324	*Sequoia sempervirens*	coast redwood	12	5	4	-	-	Good
3325	*Ligustrum lucidum*	glossy privet	7	5	3	-	-	Good
3326	*Platanus hybrida*	London plane	10	5	5	-	-	Good

Tree Tag	Scientific Name	Common Name	DBH	Health	Structure	Street Tree	Ordinance-Sized Tree?	Tree Condition
3327	*Platanus hybrida*	London plane	9	4	2	-	Yes	Good
3328	*Ligustrum lucidum*	glossy privet	6	5	3	-	-	Good
3329	*Ulmus parvifolia*	Chinese elm	8	2	2	-	-	Fair
3330	*Ulmus parvifolia*	Chinese elm	5	2	2	-	-	Fair
3331	*Ulmus parvifolia*	Chinese elm	10	4	2	-	-	Good
3332	*Platanus hybrida*	London plane	8	4	3	-	-	Good
3333	*Sequoia sempervirens*	coast redwood	4	0	0	-	-	Poor
3334	*Sequoia sempervirens*	coast redwood	10	4	5	-	-	Good
3335	*Ulmus parvifolia*	Chinese elm	11	5	4	-	-	Good
3336	*Ulmus parvifolia*	Chinese elm	9	4	3	-	-	Good
3337	*Platanus hybrida*	London plane	6	4	3	-	-	Good
3338	*Ulmus parvifolia*	Chinese elm	7	3	2	-	-	Fair
3339	*Ulmus parvifolia*	Chinese elm	13	4	4	-	Yes	Good
3340	*Ulmus parvifolia*	Chinese elm	7	3	2	-	-	Fair
3341	*Ulmus parvifolia*	Chinese elm	4	4	3	-	-	Good
3342	*Washingtonia robusta*	Mexican fan palm	16	5	4	-	Yes	Good
3343	*Gleditsia triacanthos 'inermis'*	thornless honey locust	10	5	5	Yes	-	Good
3344	*Gleditsia triacanthos 'inermis'*	thornless honey locust	10	4	4	Yes	-	Good
3345	*Gleditsia triacanthos 'inermis'*	thornless honey locust	9	4	3	Yes	-	Good
3346	*Gleditsia triacanthos 'inermis'*	thornless honey locust	10	5	3	Yes	-	Good
3347	*Gleditsia triacanthos 'inermis'*	thornless honey locust	10	3	2	Yes	-	Fair
3348	*Gleditsia triacanthos 'inermis'*	thornless honey locust	10	4	3	Yes	-	Good
3349	*Gleditsia triacanthos 'inermis'*	thornless honey locust	11	5	3	-	-	Good
3350	*Gleditsia triacanthos 'inermis'*	thornless honey locust	11	5	3	-	-	Good
3351	*Gleditsia triacanthos 'inermis'*	thornless honey locust	8	4	4	-	-	Good

Tree Tag	Scientific Name	Common Name	DBH	Health	Structure	Street Tree	Ordinance-Sized Tree?	Tree Condition
3352	*Gleditsia triacanthos 'inermis'*	thornless honey locust	10	4	3	-	-	Good
3353	*Gleditsia triacanthos 'inermis'*	thornless honey locust	10	3	3	-	-	Good
3354	*Gleditsia triacanthos 'inermis'*	thornless honey locust	8	4	3	-	-	Good
3355	*Afrocarpus falcatus*	African fern pine	23	5	4	-	Yes	Good
3356	*Gleditsia triacanthos 'inermis'*	thornless honey locust	13	4	4	-	Yes	Good
3357	*Afrocarpus falcatus*	African fern pine	20	5	4	-	Yes	Good
3358	*Afrocarpus falcatus*	African fern pine	20	5	4	-	Yes	Good
3359	*Gleditsia triacanthos 'inermis'*	thornless honey locust	9	3	2	-	-	Fair
3360	*Gleditsia triacanthos 'inermis'*	thornless honey locust	8	4	3	-	-	Good
3361	*Afrocarpus falcatus*	African fern pine	20	5	5	-	Yes	Good
3362	*Gleditsia triacanthos 'inermis'*	thornless honey locust	8	2	3	-	-	Fair
3363	*Gleditsia triacanthos 'inermis'*	thornless honey locust	6	3	3	Yes	-	Good
3364	*Gleditsia triacanthos 'inermis'*	thornless honey locust	12	5	4	Yes	-	Good
3365	*Gleditsia triacanthos 'inermis'*	thornless honey locust	9	5	3	Yes	-	Good
3366	*Gleditsia triacanthos 'inermis'*	thornless honey locust	7	4	2	Yes	-	Good
3367	*Gleditsia triacanthos 'inermis'*	thornless honey locust	6	5	3	Yes	-	Good
3368	*Gleditsia triacanthos 'inermis'*	thornless honey locust	5	4	3	Yes	-	Good
3369	*Gleditsia triacanthos 'inermis'*	thornless honey locust	8	4	3	Yes	-	Good
3370	*Gleditsia triacanthos 'inermis'*	thornless honey locust	9	4	2	Yes	-	Good
3371	*Gleditsia triacanthos 'inermis'*	thornless honey locust	13	5	4	Yes	Yes	Good
3372	*Gleditsia triacanthos 'inermis'*	thornless honey locust	8	4	2	Yes	-	Good

Appendix D. Photo Documentation

Photo 1. Trees 3305 – 3307 (right to left)

Photo 2. Trees 3335 – 3342 (right to left)

Photo 3. Trees 3357 and 3358 in foreground (left to right)

Photo 4. Tree 3361 in foreground

Photo 5. Trees 3345 – 3348 (left to right)

Photo 6. Facing east along Park Avenue. Trees 3369 (left) and 3352 (right) in foreground