Appendix B: Arborist Report

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Arborist Report

335 S Winchester Blvd.
San Jose, CA

PREPARED FOR:
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834 S Broadway, Suite 1200
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PREPARED BY:
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February 5, 2019

HORT SCIENCE
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Divisions of The F.A. Bartlett Tree Expert Company

Arborist Report
335 S Winchester Blvd.
San Jose, CA

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Executive Summary

Verse Design LA is planning the redevelopment of 335 S Winchester Blvd. in San Jose, CA. The site is currently a restaurant with associated landscapes and parking. Trees were assessed on December 20, 2018. The assessment included all trees 6' and taller, located within and adjacent to the project area.

Forty-six (46) trees representing 12 species were assessed (Table 1). For all species combined, trees were in good condition (52%) with 30% of trees in fair condition and 17% of trees in poor condition. Twenty-four (24) off-site trees (#130 and 132-154) were included in the assessment.

The site was a typical commercial setting with a variety of common non-native tree species (such as crape myrtle and Canary island pine) as well as some less common species (such as paper birch and Arizona cypress). Small ornamental trees were growing in the interior of the site (pears, crape myrtles and paper birches). Large Canary Island pines were growing around the perimeter of the site. The majority of off-site trees were a dense hedge of mixed cypress species along the western property border. No California native nor orchard species were present

Based on my evaluation of the plans:

- Forty (40) trees require removal (24 *Ordinance Sized*, 18 off-site trees)
- Six off-site trees are planned for preservation (1 *Ordinance Sized*)

The majority of the site will be excavated for a basement parking level. A reconfigured hardscape drainage will affect the remaining portions of the site that will not be excavated for the basement. All 22 on-site trees are within or adjacent to the building footprint or future hardscape.

New metal fences are planned along the northern, western and southern perimeters. These fences appear to have a continuous concrete footing at least two feet deep. All 24 off-site trees are likely to require crown and/or root pruning to complete construction. Eighteen (18) trees (#134-149) range from 1-6 feet from this excavation and are unlikely to survive this construction and may become destabilized through root loss from the excavation planned at the property boundary. It is unclear how many roots would be removed to complete this construction. In order to preserve more trees, exploratory root surveys could be completed. I also recommend making these footings as small as possible and discontinuous (only where posts are present). Discontinuous footings will only help preserve more trees if excavation can be minimal for knitting soil and installing subgrade beneath the hardscape.

Six off-site trees have impacts within their dripline but are planned for preservation. I recommend following the **Tree Preservation Guidelines** in order to best preserve these trees. The most important aspects for these trees are having the Project Arborist guide crown pruning and root pruning during excavation near the trees.

Based on my evaluation of the plans and the standard replacement ratios for the City of San Jose, I calculated 124 15-gallon trees as the replacement requirement for this project.

Introduction and Overview

Verse Design LA is planning the redevelopment of 335 S Winchester Blvd. in San Jose, CA. The site is currently a restaurant with associated landscapes and parking. HortScience | Bartlett Consulting was asked to prepare an **Arborist Report** for the site as part of the application to the City of San Jose.

This report provides the following information:

1. Assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Evaluation of the impacts to trees based on development plans.
3. Calculation of replacement trees required for tree removal using typical City of San Jose ratios.
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on December 20, 2018. The assessment included all trees 6' and taller, located within and adjacent to the project area. Off-site trees with canopies extending over the property line were included in the assessment. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species.
2. Tagging each tree with an identifying number and recording its location on a map; off-site trees were not tagged.
3. Measuring the trunk diameter at a point 54" above grade; for off-site trees diameters were estimated.
4. Evaluating the health and structural condition using a scale of 0 – 5 based on a visual inspection from the ground:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptom of disease, with good structure and form typical of the species.
   - ***4*** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   - ***3*** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   - ***2*** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - ***1*** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
   - ***0*** - Tree is dead.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come:

   High: Trees with good health and structural stability that have the potential for longevity at the site.

   Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have a shorter life span than those in the "high" category.

   Low: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of

treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Forty-six (46) trees representing 12 species were assessed (Table 1). For all species combined, trees were in good condition (52%) with 30% of trees in fair condition and 17% of trees in poor condition. Twenty-four (24) off-site trees (#130 and 132-154) were included in the assessment. Descriptions of each tree are found in the ***Tree Assessment***, and approximate locations are plotted on the ***Tree Assessment Plan*** (see Exhibits).

Table 1. Condition ratings and frequency of occurrence of trees 335 S Winchester Blvd., San Jose, CA

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
African fern-pine	*Afrocarpus falcatus*	-	1	-	**1**
Paper birch	*Betula papyifera*	3	-	-	**3**
European hackberry	*Celtis australis*	1	-	-	**1**
Arizona cypress	*Cupressus arizonica*	-	-	8	**8**
Italian cypress	*Cupressus sempervirens*	-	1	7	**8**
Evergreen ash	*Fraxinus uhdei*	-	1	-	**1**
Crape myrtle	*Lagerstroemia indica*	1	1	1	**3**
Sweetgum	*Liquidambar styraciflua*	1	-	-	**1**
Canary Island pine	*Pinus canariensis*	1	3	3	**7**
Chinese pistache	*Pistacia chinensis*	-	-	4	**4**
Callery pear	*Pyrus calleryana*	-	-	1	**1**
Evergreen pear	*Pyrus kawakamii*	1	7	-	**8**
Total		**8**	**14**	**24**	**46**

The site was a typical commercial setting with a variety of common non-native tree species (such as crape myrtle and Canary island pine) as well as some less common species (such as paper birch and Arizona cypress). Small ornamental trees were growing in the interior of the site (pears, crape myrtles and paper birches). Large Canary Island pines were growing around the perimeter of the site. The majority of off-site trees were a dense hedge of mixed cypress species along the western property border. No California native nor orchard species were present.

Sixteen cypresses (eight Italian cypresses and eight Arizona cypresses) were growing off-site along the western property boundary (35% of the population). These trees formed a dense hedge separating the two properties (Photo 1). The cypresses were in good condition (15 trees) with one tree in fair condition and none in poor condition. The sizes were estimated for all off-site trees, but the Arizona cypresses were larger than the Italian cypresses (average trunk diameter of 15” and 12”, respectively).

Eight evergreen pears (17% of the population) were growing in a parking lot median (Photo 2). They were in fair condition (7 trees) with one tree in poor condition and no trees in good

Photo 1: Italian and Arizona cypresses were growing off-site near the western border of the property.

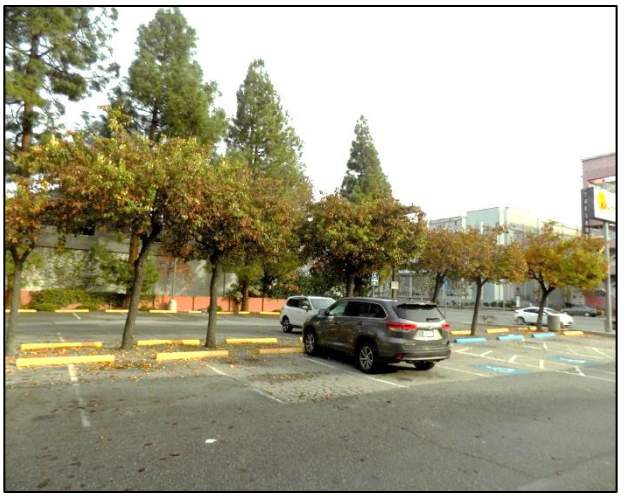

Photo 2: Evergreen pears #121-127 were growing in a parking lot median.

condition. The evergreen pears were relatively young (8" average trunk diameter). These trees had been harshly pruned with heading cuts used to keep the crowns small.

Seven Canary Island pines (15% of the population) were growing along the northern boundary of the property (Photo 3). They were in good (3 trees) to fair (3 trees) condition with one tree in poor condition. The pines were the largest trees assessed ranging from 19" to 28" in trunk diameter with an average of 23".

Four small Chinese pistaches were growing off-site near the southern property boundary.

Three small crape myrtles were growing near the building and parking lot.

Three paper birches were growing in a group in the parking lot near the evergreen pears.

Five species made up the remaining 11% of the population. Of these five trees, two were noteworthy.

- European hackberry #130 was a street tree that was mostly dead.
- Callery pear #132 was growing off-site with a 20" trunk diameter and healthy crown.

The City of San Jose designates trees 12" and larger in diameter as "Ordinance Sized Trees". By this definition, 25 trees were *Ordinance Sized*. Designations for individual trees are provided in the **Tree Assessment** (see *Exhibits*).

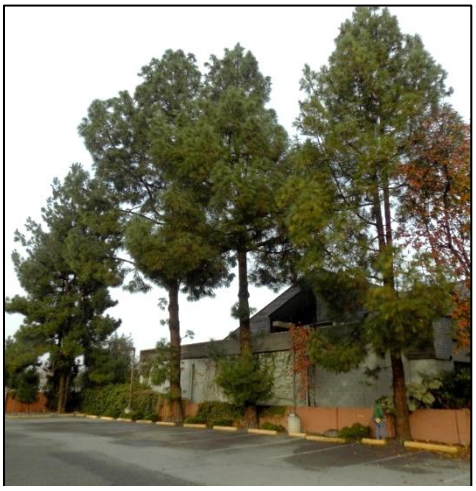

Photo 3: Canary Island pines #111-113 (right to left) were the largest trees assessed.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health present a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, European hackberry #130 was mostly dead and should be removed regardless of construction impact;

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, Canary Island pine #116 was a stump sprout; while it poses little risk now, I don't recommend allowing it to grow large enough to damage people and property.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, Canary Island pines and Italian cypresses are relatively tolerant of root pruning;

- **Tree age and longevity**
  Mature trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change; and

- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database http://www.cal-ipc.org/plants/inventory/ lists species identified as being invasive. San Jose is part of the Central West Floristic Province. No invasive species were included in the assessment.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see ***Tree Assessment*** in Exhibits, and Table 2). We consider trees with "high" suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with "low" suitability for preservation in areas where people or property will be present. Retention of trees with "moderate" suitability for preservation depends upon the intensity of proposed site changes.

Table 2. Tree suitability for preservation
335 S Winchester Blvd., San Jose, CA

High	These are trees with good health and structural stability that have the potential for longevity at the site. Twenty-one (21) tree had "high" suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Seven trees had "moderate" suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Forty-nine (49) trees had "low" suitability for preservation.

Evaluation of Impacts and Recommendations

The *Tree Assessment* was the reference point for tree health, condition, and suitability for preservation. I used the *Preliminary Grading & Drainage Plan*, *Site Plan* and *Site Details Plan* created by Verse Design dated December 18, 2018 to evaluate impacts to trees. The plan shows the entire site being demolished and redesigned.

The disposition of each tree is shown in the **Tree Disposition Table** (see Exhibits). Based on my evaluation of the plans:

- Forty (40) trees require removal (24 *Ordinance Sized*, 18 off-site trees)
- Six off-site trees are planned for preservation (1 *Ordinance Sized*)

The majority of the site will be excavated for a basement parking level. A reconfigured hardscape drainage will affect the remaining portions of the site that will not be excavated for the basement. All 22 on-site trees are within or adjacent to the building footprint or future hardscape.

New metal fences are planned along the northern, western and southern perimeters. These fences appear to have a continuous concrete footing at least two feet deep. All 24 off-site trees are likely to require crown and/or root pruning to complete construction. Six trees (#133, 134 and 151-154) are likely to survive this construction with minor to moderate impacts.

- Eighteen (18) trees (#134-149) range from 1-6 feet from this excavation and are unlikely to survive this construction and may become destabilized through root loss from the excavation planned at the property boundary. It is unclear how many roots would need to be removed to complete this construction. In order to preserve more trees, exploratory root surveys could be completed. I also recommend making these footings as small as possible and discontinuous (only where posts are present). Discontinuous footings will only help preserve more trees if excavation can be minimal for installing subgrade beneath the hardscape.
- Street tree #130 is in poor condition, and I recommend removing and replacing it.

I recommend contacting neighboring property owners to discuss impacts to their trees. Important topics of discussion include approval for tree removal as well as pruning of off-site trees and potential replacement trees (see below).

Six off-site trees have impacts within their dripline but are planned for preservation. I recommend following the **Tree Preservation Guidelines** in order to best preserve these trees. The most important aspects for these trees are having the Project Arborist guide crown pruning and root pruning during excavation near the trees.

Replacement of trees being removed

The number of trees to be removed, broken into the important categories for replacement purposes, are shown in Table 3.

Table 3. Trees of trees to be removed by type and diameter
335 S Winchester Blvd., San Jose, CA

Diameter of Tree to be Removed	Type of Tree to be Removed		
	Native	Non-Native	Orchard
12 inches or greater (Ordinance Size)	0	25	0
6 - 11 inches	0	9	0
less than 6 inches	0	6	0

The City of San Jose requires that trees that are removed be replaced following the ratios shown in Table 4.

Table 4. City of San Jose Mitigation Requirements
335 S Winchester Blvd., San Jose, CA

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
12 inches or greater	5:1	4:1	3:1	15-gallon container
6 - 11 inches	3:1	2:1	none	15-gallon container
less than 6 inches	1:1	1:1	none	15-gallon container

x:x = tree replacement to tree loss ratio

Note: Trees greater than 12" diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

Based on my evaluation of the plans and the standard replacement ratios for the City of San Jose, I calculated 124 15-gallon trees as the replacement requirement for this project (Table 5). Based on the site plan, most of these trees will need to be planted off-site through a contribution to a Tree Fund. Of the 124 replacement trees, 69 are required due to impacts to off-site trees. Some of these trees replacement trees could be offered to neighboring property owners to replace their trees.

Table 5. Replacement of trees being removed
335 S Winchester Blvd., San Jose, CA

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
12 inches or greater	0	100	0	15-gallon container
6 - 11 inches	0	18	0	15-gallon container
less than 6 inches	0	6	0	15-gallon container

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity which may damage off-site trees can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the Project Arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. **Tree Preservation Guidelines** prepared by the Project Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
3. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
4. Do not lime the subsoil within 50’ of any tree. Lime is toxic to tree roots.
5. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Project Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Property line fences shall protect all trees during demolition, grubbing or grading. Fences shall be 6 ft. chain link. Fences are to remain until all grading and construction is completed.
3. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
4. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, contact the Project Arborist.

5. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
6. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
2. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Project Arborist.
3. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
4. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
5. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Project Arborist.
6. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Project Arborist so that appropriate treatments can be applied.
7. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Ryan Gilpin, M.S.
Certified Arborist #WE-10268A

Exhibits

Tree Assessment Map

Tree Assessment

Tree Disposition

Tree Assessment Plan

335 S. Winchester Blvd.
San Jose, CA

Prepared for:
Verse Design LA
Los Angeles, CA

December 2018

No Scale

Notes:
Base map provided by:
Kier & Wright
Santa Clara, CA

Numbered tree locations with no survey point were approximately located in the field.

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Tree Assessment

335 S Winchester Blvd.
San Jose, CA
December 2018

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Tree No.	Species	Trunk Diameter (in.)	Ordinance Sized Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
110	Canary Island pine	19	Yes	4	Moderate	Codominant trunks arise from 15 feet; basal burl from epicormic sprouting; dense crown.
111	Canary Island pine	20	Yes	3	Low	Codominant trunks arise from 15 feet with seam; thin crown; yellow foliage.
112	Canary Island pine	24	Yes	4	Moderate	Bowed east; dense crown; lower epicormics forming branches.
113	Canary Island pine	28	Yes	4	Moderate	Trunk sweeps south; dense crown; lower epicormics forming branches; asphalt bulging against base.
114	Canary Island pine	16,14	Yes	3	Moderate	Codominant trunks arise from base with bulge; dense crown; no basal flare.
115	Canary Island pine	16,15,13	Yes	3	Low	Multiple trunks arise from 4 feet; narrow upright form; crown one sided west; dense crown.
116	Canary Island pine	4,3	No	1	Low	Stump sprout.
117	Paper birch	3	No	2	Low	Basal wound over half of circumference; girdled by tie.
118	Paper birch	4	No	2	Low	Basal wound over half of circumference; girdled by tie.
119	Paper birch	4	No	2	Low	Basal wound over half of circumference; girdled by tie.
120	Evergreen pear	13,11	Yes	3	Low	Codominant trunks arise from base; previously topped; dense crown; dieback; fire blight.
121	Evergreen pear	6	No	3	Low	Codominant trunks arise from 7 feet; small crown bowed west.
122	Evergreen pear	9	No	3	Low	Multiple trunks arise from 8 feet; small crown; heading cuts.
123	Evergreen pear	9	No	2	Low	Poor form and structure; multiple trunks arise from 10 feet; small dense crown; heading cuts.
124	Evergreen pear	9	No	3	Moderate	Codominant trunks arise from 7 feet; small, dense crown; dieback; heading cuts.
125	Evergreen pear	8	No	3	Low	Codominant trunks arise from 7 feet with decaying cavity; small, dense crown; dieback; heading cuts.

Tree Assessment

335 S Winchester Blvd.
San Jose, CA
December 2018

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Tree No.	Species	Trunk Diameter (in.)	Ordinance Sized Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
126	Evergreen pear	7	No	3	Low	Multiple trunks arise from 7 feet with decaying wound; small, dense crown; dieback; heading cuts.
127	Evergreen pear	10	No	3	Moderate	Codominant trunks arise from 7 feet; small, dense crown; dieback; heading cuts.
128	Crape myrtle	4	No	2	Low	Small tree; mostly removed.
129	Crape myrtle	3,3,3,3,3,3,3	No	3	Moderate	Small tree; pollarded.
130	European hackberry	13	Yes	1	Low	Street tree; mostly dead.
131	Evergreen ash	3,3	No	3	Low	Small volunteer.
132	Callery pear	20	Yes	4	High	Off-site; base 8 feet from wall; crown over hangs wall by 13 feet.
133	Sweetgum	5	No	2	Low	Off-site; base 4 feet from wall; overhangs wall by 5 feet.
134	African fern-pine	4	No	3	Low	Off-site; leaning on fence; overhangs fence by 4 feet.
135	Italian cypress	12	Yes	4	High	Off-site; cannot see base; approx. 5 feet from fence.
136	Italian cypress	12	Yes	4	High	Off-site; cannot see base; approx. 5 feet from fence.
137	Italian cypress	12	Yes	4	High	Off-site; cannot see base; approx. 5 feet from fence.
138	Arizona cypress	15,10,8	Yes	4	High	Off-site; cannot see base; topped; base 5 feet from fence; overhangs site by 3 feet.
139	Italian cypress	12	Yes	4	High	Off-site; cannot see base; approx. 5 feet from fence.
140	Arizona cypress	12,10,10	Yes	4	High	Off-site; cannot see base; topped; base 5 feet from fence; overhangs site by 8 feet.
141	Arizona cypress	12,10,10,8	Yes	4	High	Off-site; cannot see base; topped; base 5 feet from fence; overhangs site by 8 feet.
142	Arizona cypress	13,12,10	Yes	4	High	Off-site; cannot see base; topped; base 5 feet from fence; overhangs site by 8 feet.
143	Arizona cypress	13,10	Yes	4	High	Off-site; cannot see base; topped; base 5 feet from fence; overhangs site by 8 feet.

Tree Assessment

335 S Winchester Blvd.
San Jose, CA
December 2018

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Tree No.	Species	Trunk Diameter (in.)	Ordinance Sized Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
144	Italian cypress	12	Yes	4	High	Off-site; cannot see base; approx. 5 feet from fence.
145	Italian cypress	12	Yes	4	High	Off-site; cannot see base; approx. 5 feet from fence.
146	Arizona cypress	12	Yes	4	High	Off-site; cannot see base; topped; base 5 feet from fence; overhangs site by 8 feet.
147	Italian cypress	12	Yes	4	High	Off-site; cannot see base; approx. 5 feet from fence.
148	Arizona cypress	15,10	Yes	4	High	Off-site; cannot see base; topped; base 5 feet from fence; overhangs site by 8 feet.
149	Italian cypress	12	Yes	3	Low	Off-site; cannot see base; approx. 5 feet from fence.
150	Arizona cypress	18	Yes	4	High	Off-site; cannot see base; topped; base 5 feet from fence; overhangs site by 8 feet.
151	Chinese pistache	6	No	4	High	Off-site; base 5 feet from fence; overhangs fence by 3 feet.
152	Chinese pistache	6	No	4	High	Off-site; base 5 feet from fence; overhangs fence by 3 feet.
153	Chinese pistache	6	No	4	High	Off-site; base 5 feet from fence; overhangs fence by 3 feet.
154	Chinese pistache	6	No	4	High	Off-site; base 5 feet from fence; overhangs fence by 3 feet.
155	Crape myrtle	1	No	4	High	Good young tree; deciduous.

Tree Disposition

335 S Winchester Blvd.
San Jose, CA
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Tree No.	Species	Trunk Diameter (in.)	Ordinance Sized Tree?	Disposition	Comments
110	Canary Island pine	19	Yes	Remove	Within walkway
111	Canary Island pine	20	Yes	Remove	Within walkway
112	Canary Island pine	24	Yes	Remove	Within walkway
113	Canary Island pine	28	Yes	Remove	Within walkway
114	Canary Island pine	16,14	Yes	Remove	Within driveway
115	Canary Island pine	16,15,13	Yes	Remove	Within building
116	Canary Island pine	4,3	No	Remove	Within building
117	Paper birch	3	No	Remove	Within building
118	Paper birch	4	No	Remove	Within building
119	Paper birch	4	No	Remove	Within building
120	Evergreen pear	13,11	Yes	Remove	Within building
121	Evergreen pear	6	No	Remove	Within building
122	Evergreen pear	9	No	Remove	Within building
123	Evergreen pear	9	No	Remove	Within building
124	Evergreen pear	9	No	Remove	Within building
125	Evergreen pear	8	No	Remove	Within building
126	Evergreen pear	7	No	Remove	Within building
127	Evergreen pear	10	No	Remove	Within building
128	Crape myrtle	4	No	Remove	Within building
129	Crape myrtle	3,3,3,3,3,3,3	No	Remove	Within building
130	European hackberry	13	Yes	Remove	Poor condition
131	Evergreen ash	3,3	No	Remove	Within walkway
132	Callery pear	20	Yes	Preserve	8 feet from wall, pruning required
133	Sweetgum	5	No	Preserve	4 feet from wall, pruning required
134	African fern-pine	4	No	Remove	Replacing fence and concrete footing

Tree Disposition

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Tree No.	Species	Trunk Diameter (in.)	Ordinance Sized Tree?	Disposition	Comments
135	Italian cypress	12	Yes	Remove	3 feet from wall
136	Italian cypress	12	Yes	Remove	3 feet from wall
137	Italian cypress	12	Yes	Remove	3 feet from wall
138	Arizona cypress	15,10,8	Yes	Remove	4 feet from wall
139	Italian cypress	12	Yes	Remove	3 feet from wall
140	Arizona cypress	12,10,10	Yes	Remove	4 feet from wall
141	Arizona cypress	12,10,10,8	Yes	Remove	1 foot from wall
142	Arizona cypress	13,12,10	Yes	Remove	2 feet from wall
143	Arizona cypress	13,10	Yes	Remove	3 feet from wall
144	Italian cypress	12	Yes	Remove	4 feet from wall
145	Italian cypress	12	Yes	Remove	4 feet from wall
146	Arizona cypress	12	Yes	Remove	6 feet from wall
147	Italian cypress	12	Yes	Remove	3 feet from wall
148	Arizona cypress	15,10	Yes	Remove	4 feet from wall
149	Italian cypress	12	Yes	Remove	4 feet from wall
150	Arizona cypress	18	Yes	Remove	5 feet from wall
151	Chinese pistache	6	No	Preserve	5 feet from wall
152	Chinese pistache	6	No	Preserve	5 feet from wall
153	Chinese pistache	6	No	Preserve	5 feet from wall
154	Chinese pistache	6	No	Preserve	5 feet from wall
155	Crape myrtle	1	No	Remove	Within driveway