

Appendix B

Tree Evaluation

2375-2395 Bascom Ave. Tree Recommendations

Paul Bunton

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Revised – April 15, 2020

Report Prepared By:

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BACKGROUND

On October 31, 2019, I, Nicholas Wages I.S.A. Certified Arborist #MW-5867A was called out to inspect 8 trees located at 2375 S Bascom Ave, Campbell, CA 95008. I was to inspect them and provide my recommendations.

ASSIGNMENT

- Inspect 8 trees at the site of the new construction of a 3 story building and underground parking facility.
- Inspect 1 coast live oak on adjacent property
- Provide report outlining findings and recommendations

LIMITS OF THE ASSIGNMENT

No aerial inspection, trenching or resistance drilling was performed.

No Biological tests were performed.

Only a visual inspection from the ground was performed.

PURPOSE AND USE OF THIS REPORT

The purpose of this report is to provide observations and recommendations regarding the 8 trees in new construction area.

OBSERVATIONS

Tree #	tree species	tree size (diameter)	tree size (circumference)	Ordinance sized trees	tree health (1 to 5)	Proposed removal
1	<i>Quercus agrifolia</i>	32"	100"	X	3	
2	<i>Quercus agrifolia</i>	14"	44"	X	3	X
3	<i>Quercus agrifolia</i>	28"	87"	X	4	
4	<i>Quercus agrifolia</i>	6"	19"		4	X
5	<i>Cedrus deodara</i>	8"	25"		4	X
6	<i>Persea americana</i>	8"	25"		3	X
7	<i>Ligustrum lucidum</i>	16"	50"	X	4	X
8	<i>Ligustrum lucidum</i>	10"	31"		4	X
9 (offsite)	<i>Quercus agrifolia</i>	N/A	N/A		3	



At the site of construction there are 4 Coast Live Oaks (*Quercus agrifolia*) at the western portion of the property. 2 of these oaks on the northwestern corner and the southwestern corner have been proposed for removal. There are also 1 Deodar cedar (*Cedrus deodara*), 1 avocado tree (*Persea americana*), and 2 privet trees (*Ligustrum lucidum*) located on the Eastern portion of the property proposed for removal. (Appendix A: Site Overview)

The 4 Coast Live Oaks (*Quercus agrifolia*) located on the western portion of the property in a fenced off area appearing vacant appeared to be in good overall health with no apparent signs of disease or decay. The Live Oak at the middle of the property however suffers from a poor structure.

The Coast Live Oak (*Quercus agrifolia*) on the adjacent property likely suffers from a western bark beetle infestation. Trunk can be seen to have damage from wood boring insect. In addition, the canopy has signs of dieback as well as a white powdery substance on the foliage (Appendix B: tree photographs).

The cedar, avocado, and 2 privets are in good health with no signs of decay or poor health. The cedar and avocado trees have not been well maintained and require regular pruning.

RECOMMENDATIONS

Removed trees should be replaced per the tree replacement ratios required by the City of San Jose, using the City tree replacement ratio table, included below.

Tree Replacement Ratios				
Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 up to 38 inches	3:1	2:1	none	15-gallon
Less than 19 inches	1:1	1:1	none	15-gallon

x:x = tree replacement to tree loss ratio
 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. For Multi-Family residential, Commercial and Industrial properties, a permit is required for removal of trees of any size.
 A 38-inch tree equals 12.1 inches in diameter.
 A 24-inch box tree = two 15-gallon trees
 Single Family and Two-dwelling properties may be mitigated at a 1:1 ratio.

The 2 Live Oak's on the western portion of the property may suffer if the root systems are not protected throughout the construction process. In order to safeguard against the damage of critical root zone. I recommend all trees not chosen for removal have tree protection zone (TPZ) made from a 5 foot chain link fence or higher installed around the CRZ. Additionally, no more than 25% of the trees canopies shall be pruned during the projected construction.

Analysis of this data clearly shows that the construction poses a slight potential threat to the health, safety and general welfare of the Coast Live Oak (*Quercus agrifolia*) on the adjacent property due to its proximity within the CRZ. Extreme caution should be taken when pruning roots. With all cuts made being proceeded by washing of the root and then sealing the wound in burlap. I'll pruning to take place on the trees canopy should be to the minimum extent possible.

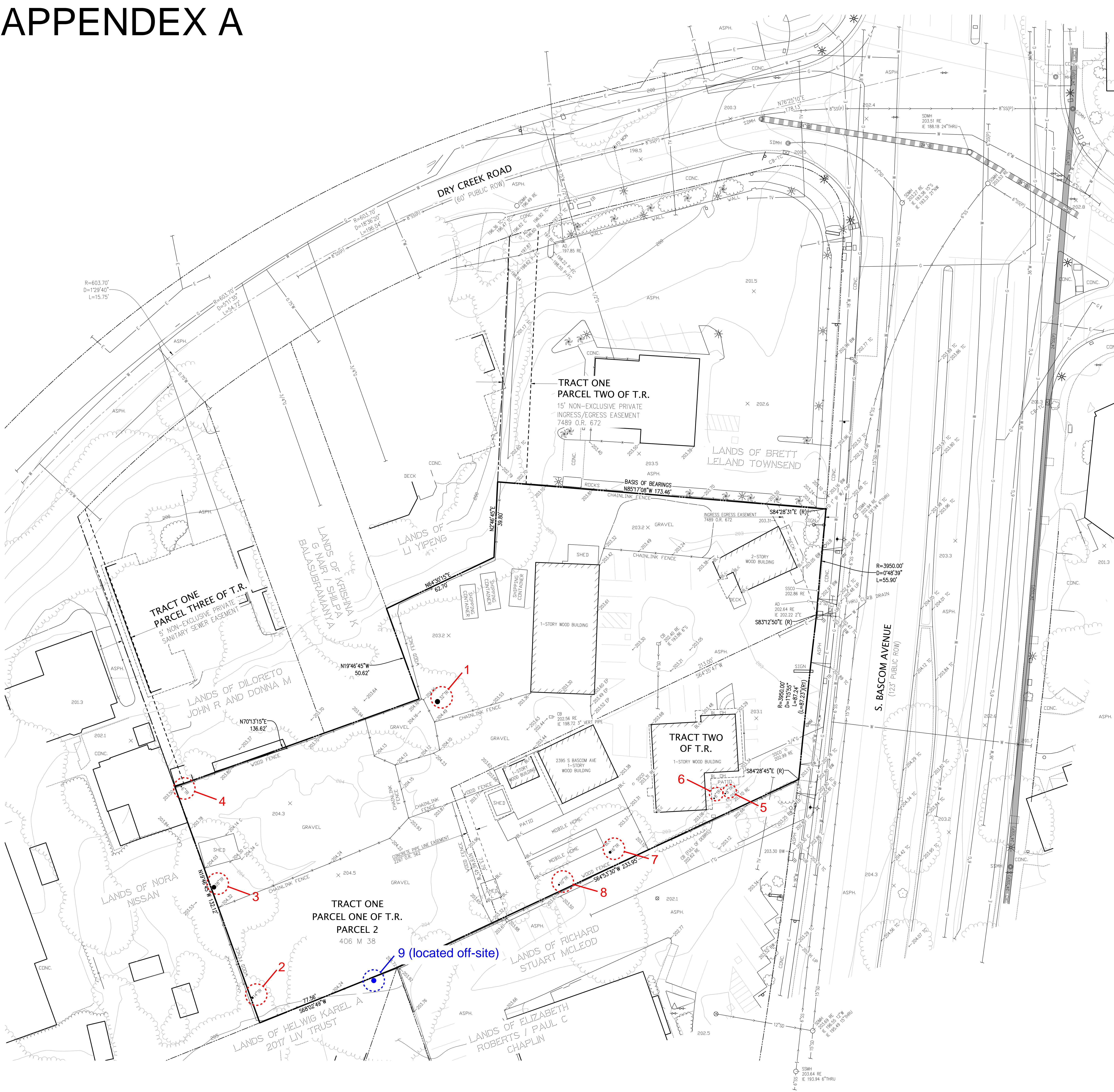


TREE REPLACEMENT CALCULATION

TREE REPLACEMENT CALCULATION				
TYPE	QUANTITY REMOVED	REPLACEMENT RATIO	TREES REQUIRED	TREES PROVIDED
NATIVE ORDINANCE-SIZE	1	5:1	5	5
NON-NATIVE ORDINANCE-SIZE	1	4:1	4	78
NON-NATIVE 19" TO 38" CIRCUMFERENCE	3	2:1	6	78
NON-NATIVE <19" IN CIRCUMFERENCE	1	1:1	1	78

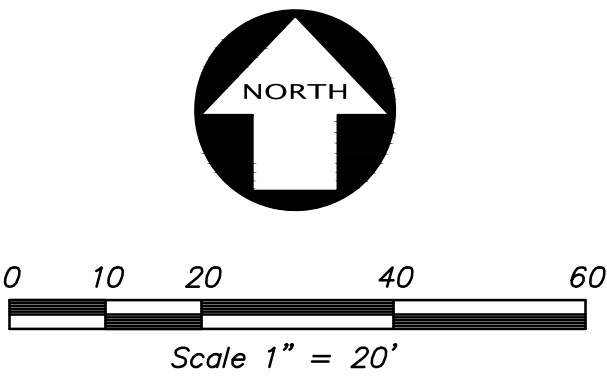


APPENDIX A



REFERENCES

(R1) = 406 PM 38



NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.

LEGEND

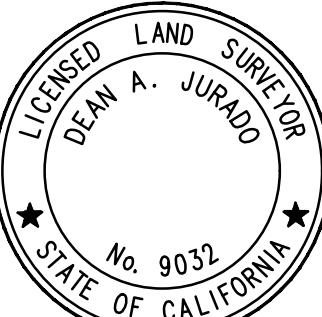
- BUILDING LINE
- CONCRETE/BLOCK/RETAINING WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- ELECTRIC LINE
- FENCE LINE
- FIBER OPTICS LINE
- GAS LINE-VALVE & METER
- JOINT TRENCH
- LOT LINE
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- SANITARY SEWER-MANHOLE & CLEANOUT
- SANITARY SEWER OVER 24" DIAMETER
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN-MANHOLE & CATCH BASIN
- STORM DRAIN OVER 24" DIAMETER
- TELEPHONE LINE
- TELEVISION LINE
- WATER LINE & VALVE
- BACKFLOW PREVENTION DEVICE
- ELECTROLIGHT
- FIRE HYDRANT
- GAS METER
- POST INDICATOR VALVE
- POWER POLE/JOINT POLE
- TRAFFIC SIGN
- TREE
- UTILITY BOX
- WATER VALVE
- ANGLE POINT
- BUILDING LINE
- BACK OF WALK
- CATCH BASIN
- DRIVEWAY
- ELECTRIC BOX
- EDGE OF PAVEMENT
- FOUND
- FIRE HYDRANT
- INVERT ELEVATION
- IRON PIPE
- LIP OF GUTTER
- MANHOLE
- MONUMENT
- OVERHEAD
- OFFICIAL RECORD
- PAVEMENT FACE OF CURB
- RIM ELEVATION
- RIGHT OF WAY
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT BOX
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- TOP OF CURB
- TITLE REPORT
- TELEPHONE BOX
- TOP OF CURB
- UNKNOWN UTILITY BOX
- UNKNOWN DESTINATION
- WATER METER
- WATER VALVE

NOTES

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 14, 2019, NUMBER NCS-950714-SAI. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- UTILITY INFORMATION HEREON IS IN PROGRESS AT THIS TIME. A REQUEST WAS MADE TO THE RESPECTIVE AGENCIES FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF 4-19-19, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF TELEPHONE AND FIBER OPTIC UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 060602043H FOR COMMUNITY NUMBER 060349 (CITY OF SAN JOSE), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "D". ACCORDING TO FEMA THE DEFINITION OF ZONE "D" IS: AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.
FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.
- BENCHMARK:
SANTA CLARA VALLEY WATER DISTRICT BM 1096. USGS BRASS DISK "U176 1934" AT THE SOUTHWEST CORNER OF EAST CAMPBELL AVENUE BRIDGE OVER LOS GATOS CREEK; ON TOP OF THE SOUTHWEST WINGWALL OF THE WEST ABUTMENT OF THE BRIDGE FOR LOS GATOS CREEK; 75.5 FEET EAST OF THE EXTENDED CENTER OF POPLAR AVENUE; 19.7 FEET SOUTH OF CENTERLINE FOR CAMPBELL AVENUE; 5.9 FEET SOUTHWEST OF THE WEST END OF THE SOUTH CONCRETE GUARDRAIL; AND 1.0 FEET LOWER THAN CAMPBELL AVENUE. CITY OF CAMPBELL. ELEVATION= 195.24 FEET (NAVD 88 DATUM)
- BASIS OF BEARINGS:
THE BEARING OF NORTH 85° 17' 08" WEST TAKEN ON THE NORTHERLY LINE OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON OCTOBER 28, 1977, IN BOOK 406 OF MAPS AT PAGE 38, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
- THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1904009. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 4-7-19. ORIGINAL COMPILED MAP SCALE 1"=40'. CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

PREPARED BY OR UNDER SUPERVISION OF
DEAN A. JURADO, L.S. 9032
LICENSE EXPIRES: 10-19

4/19/2019
DATE



DATE	APRIL, 2019
SCALE	1" = 20'
SURVEYOR	DAJ
DRAWN BY	BMM
JOB NO.	A19534
SHEET	C1.0
OF	1 SHEETS

BY	NO.	REVISION

BY	NO.	REVISION

TOPOGRAPHIC SURVEY
OF
2375 & 2395 SOUTH BASCOM AVENUE
FOR
ADVOCACY DEVELOPMENT PARTNERS

SAN JOSE, CALIFORNIA

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2850 Collier Canyon Road
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www.kierwright.com

APPENDIX B: TREE PHOTOGRAPHS



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QUALIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS

Any legal description provided to the arborist is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the arborist cannot be responsible for the accuracy of information provided by others.

The arborist shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such service.

This report and any appraisal value expressed herein represent the opinion of the arborist, and the arborist fee is not contingent upon the reporting of a specified appraised value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to a visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



CERTIFICATION OF PERFORMANCE

I, Nicholas Wages, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have states my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

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

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the arborist, except as indicated in the report.

That my 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 a stipulated result, or the occurrence of any other subsequent events;

I further certify that I am an I.S.A. Certified Arborist in good standing with The International Society of Arboriculture. I hold a valid Qualified Applicators License with California Department of Pesticide Regulation. I have been involved with the practice of Arboriculture and the care and study of trees since 1997.

Nicholas Wages

I.S.A. Certified Arborist MW-5867A

