

Appendix C
Arborist Report

Tree Inventory of

1747 Almaden Rd
San Jose, CA 95125



Prepared by
Urban Tree Management, Inc.

July 29, 2020

200 Park Ave
San Jose, CA 95113

Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the client. We were to map, tag and compile data for each tree and write an inventory/survey report documenting my observations.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are four trees included in this report. Three of the trees are protected trees under San Jose's tree protection ordinance-size trees. All four trees are recommended for removal due the fact that the Tree of heaven is an invasive species that will crowd out native plant life wherever it establishes itself. These trees are hazardous as they mature, becoming very large and brittle and are prone to failures.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. 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. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

<u>Rating</u>	<u>Health</u>	<u>Structure</u>
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	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. In cases where the main trunk divides below 54", the tree is measured (per San Jose's tree protection ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

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 tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

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

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. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. 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.

Survey Area Observations

The property is located in a semi industrial part of the City of San Jose. The lot is rectangular and is flat.

Tree Health on This Property

All the trees in the survey area receive a fair/good rating. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on This Property

Ideally, trees are pruned for structure when young and are properly maintained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. All four trees receive a fair structure rating.

Local Regulations Governing Trees

Street Trees

Street trees are those located in the public right-of-way between the curb and sidewalk; in some locations, the public right-of-way may be up to 12 feet from the curb. The City's Department of Transportation (DOT) provides no-cost permits for pruning street trees and oversees their removal. It is illegal to prune or remove a street tree without a permit; fines up to \$15,000 per tree may apply. Get a permit by visiting [DOT's Street Trees and Permits web page](#), or contact the City Arborist at 408-794-1901 or arborist@sanjoseca.gov.

Heritage Trees

The City's Heritage Tree List identifies more than 100 trees with special significance to the community because of their size, history, unusual species, or unique quality. This list may be updated to add or delete certain trees; see the City's [Heritage Tree Map](#). Pursuant to [Chapter 13.28 of the San Jose Municipal Code](#), it is illegal to prune or remove a heritage tree without first consulting the City Arborist and obtaining a permit; fines up to \$30,000 per tree may apply. For questions regarding Heritage Trees, please contact the City Arborist at (408) 794-1901 or arborist@sanjoseca.gov

Ordinance-Size Trees

An ordinance-size tree on private property is either:

- Single Trunk - 38 inches or more in circumference at 4 1/2 feet above ground, or
- Multi-trunk - The combined measurements of each trunk circumference, at 4 1/2 feet above ground, add up to 38 inches or more in circumference.

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 cursive script, appearing to read "Michael P. Young".

Michael P. Young



ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire report.
5. 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(s) to whom it is addressed without written consent of this arborist.
6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

TREE SURVEY DATA URBAN TREE MANAGEMENT INC., Los Gatos, CA

Address: 1747 Almaden Rd San Jose, CA 95125
 Inspection Date: 7/28/2020

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair, Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair, Poor	in decline; significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

Ratings for health and structure are given separately for each tree according to the table below. IE, 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.

Tag no	Common Name	Diameter at Breast Height (in) ²	W/H	HEALTH	STRUCTURE	PROTECTED (X)	REMOVAL PROTECTED (X)	PROTECTED REMOVAL (XX)	NOTES, RECOMMENDATIONS
1	Tree of heaven	7.75	18'/30'	f	f		x		Recommend removal, codominant leaders at 14', Tree of heaven is an invasive species that should be eradicated
2	Tree of heaven	16.75/10.25	45'/60'	f	fp	x		xx	Recommend removal, codominant leaders at base, Tree of heaven is an invasive species that should be eradicated
3	Tree of heaven	13.5/12	40'/60'	f	fp	x		xx	Recommend removal, codominant leaders at base, Tree of heaven is an invasive species that should be eradicated
4	Tree of heaven	12.25	28'/55'	f	fp	x		xx	Recommend removal, codominant leaders at 6', Tree of heaven is an invasive species that should be eradicated
TOTAL TREES					4				
PROTECTED TOTAL						3			
REMOVAL TOTAL							1		
PROTECTED REMOVALS TOTAL								3	

KEY TO ACRONYMS

- DWR - Dead Wood Removal
- EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure
- RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
- SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree

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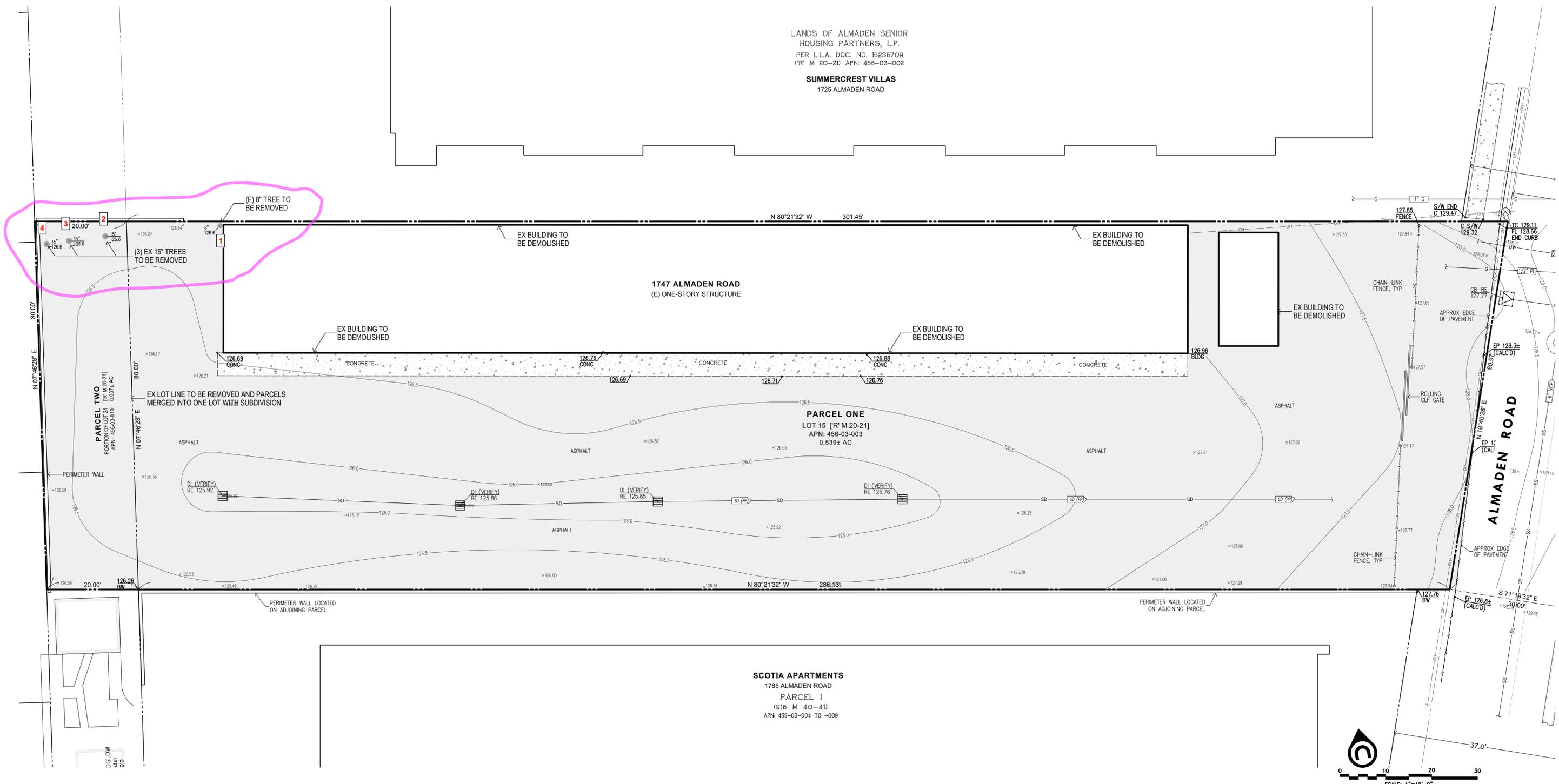
For multifamily, commercial, and industrial properties, a permit is required for the removal of trees of any size. For trees on these properties, a Tree Removal Permit is required if the tree is ordinance sized, or a Permit Adjustment is required if the tree is smaller than ordinance sized.

On multifamily, commercial, or industrial lots, a permit is required to remove a tree of any size. A Tree Removal Permit is required if the tree is ordinance-size. A Permit Adjustment is required if the tree is smaller than ordinance-size.

Common Name	Latin Name
Tree of heaven	<i>Ailanthus altissima</i>

LANDS OF ALMADEN SENIOR
HOUSING PARTNERS, L.P.
PER L.L.A. DOC. NO. 16236709
(R' M 20-21) APN: 456-03-002

SUMMERCREST VILLAS
1725 ALMADEN ROAD



SCOTIA APARTMENTS
1785 ALMADEN ROAD
PARCEL 1
(916 M 40-41)
APN: 456-03-004 TO -009

GENERAL SURVEY LEGEND

PROPERTY LINE / DISTINCTIVE BORDER		CHAIN LINK FENCING	
ADJACENT PROPERTY LINE		DOMESTIC / POTABLE WATER	
CENTERLINE / MONUMENT LINE		UNDERGROUND ELECTRIC	
EXISTING EASEMENT LINE		STORM DRAIN MAINLINE	
EXISTING BUILDING WALL		SANITARY SEWER MAINLINE	
SITE RETAINING WALL		OVERHEAD ELECTRICAL W/ POWER POLE	
CONCRETE SIDEWALK OR FLATWORK		NATURAL GAS MAIN	
ASPHALT PAVING (ON-SITE)		TELEPHONE / COMMUNICATIONS	
EDGE OF PAVEMENT / ROADWAY		EXISTING TREE W/ DISPOSITION	

SURVEY NOTES

- THE BOUNDARY EASEMENTS, AND OTHER ENCUMBRANCES SHOWN ON THE TOPOGRAPHIC SURVEY ARE BASED SOLELY UPON INFORMATION CONTAINED IN THE FOLLOWING DOCUMENTS: PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED APRIL 26, 2019, TITLE NUMBER FSBC-0271801613.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES (WHEN SHOWN) ARE MOST OFTEN OBTAINED FROM SOURCES OF VARYING RELIABILITY BASED ON RECORDS OF VARYING AGE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ANY EXISTING INFRASTRUCTURE WHICH MAY BE ENCOUNTERED, REGARDLESS OF WHETHER SHOWN OR OTHERWISE NOT SHOWN ON THESE DRAWINGS.
- NTERRA GROUP TAKES NO LIABILITY RELATED TO THE ACCURACY OF CONTENT SHOWN ON SAID DRAWINGS, AND NO LIABILITY RELATED TO THE IMPACTS OF ANY DISCREPANCIES BETWEEN FIELD AND PLAN DATA THAT BECOMES UNCOVERED. ABSOLUTELY NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT IDENTIFIED IN THE AFOREMENTIONED SURVEY MAP(S), OR OTHERWISE SHOWN OR NOT SHOWN ON THESE DRAWINGS.
- FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRMS) AS BEING LOCATED IN:
FLOOD ZONE "D"; DEFINED AS "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE."
INFORMATION WAS DETERMINED IN JULY, 2019, USING FEMA'S ONLINE LOOKUP TOOLS, BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06085 C0242H, DATED 5/18/2009.

HORIZONTAL & VERTICAL CONTROL

VERTICAL CONTROL [BENCHMARK]:
SCVWD BENCHMARK - BM1147: BRASS DISK ON TOP OF CONCRETE CURB; AT NORTHWESTERLY CORNER OF INTERSECTION OF WILLOW GLEN WAY AND NORTHERN ROAD; 6.0 FEET SOUTHERLY FROM ELECTROLIER NO. 14M233; 12.8 FEET SOUTHEASTERLY FROM EASTERLY FACE OF STONE PILLAR FOR BRIDGE OVER GUADALUPE RIVER, IN THE CITY OF SAN JOSE, STATE OF CALIFORNIA. ELEVATION = 129.56' NAVD 1988

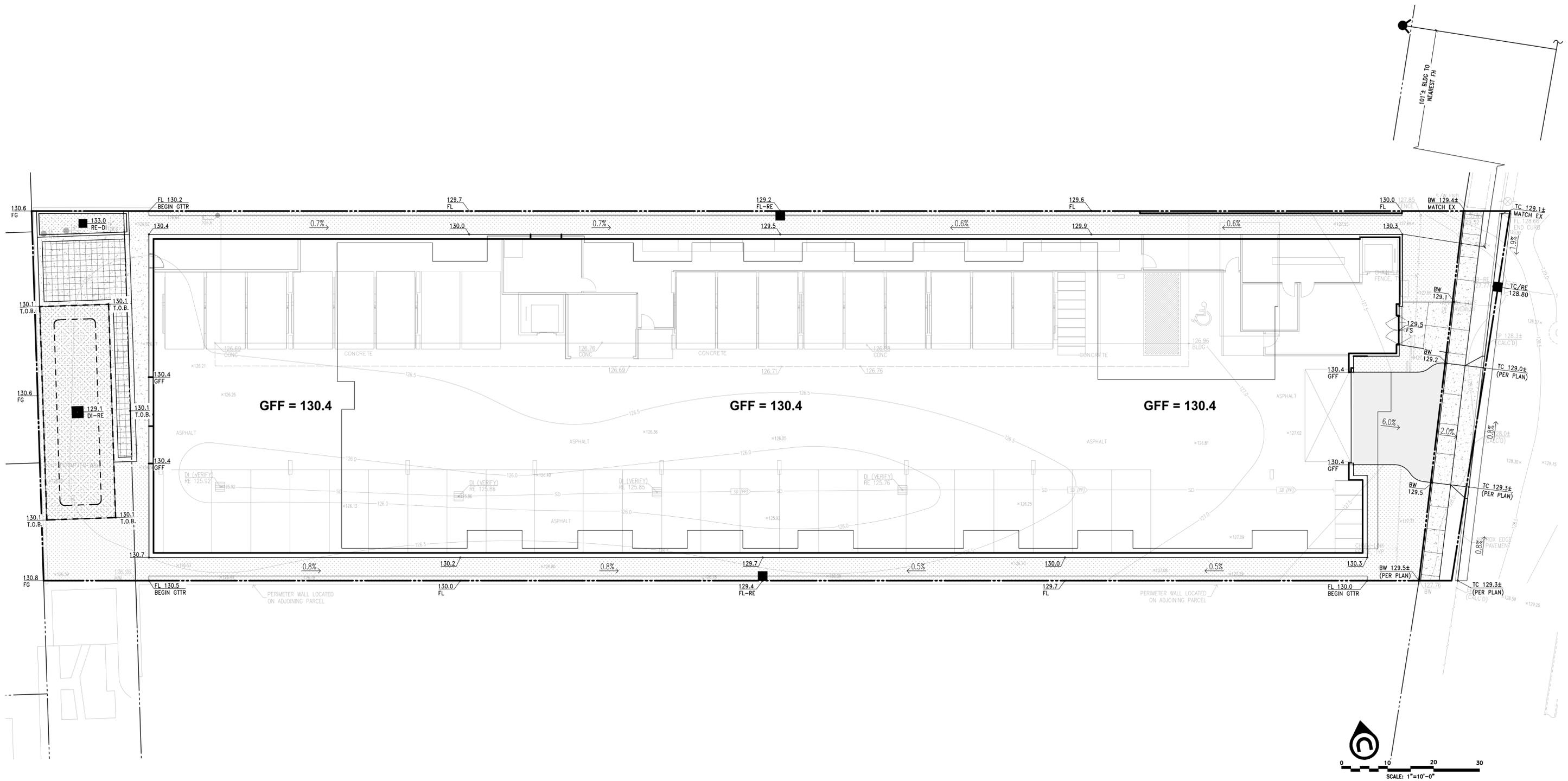
HORIZONTAL CONTROL [BASIS OF BEARINGS]:
THE BEARING OF S14°28'58"W, BEING THE CENTERLINE OF ALMADEN ROAD AS SHOWN ON THAT RECORD OF SURVEY IN BOOK 833 OF OFFICIAL RECORDS, PG 11, SANTA CLARA COUNTY RECORDS, FILED JULY 27, 2009, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREIN.

SURVEY DISCLAIMER NOTE:
THIS IS NOT A BOUNDARY OR RECORD OF SURVEY. NO LIABILITY IS ASSUMED BY THE ENGINEER FOR THE EXISTENCE OF ANY EASEMENT, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING.

THE PARCEL DATA SHOWN IS IDENTIFIED FOR REFERENCE ONLY. NTERRA GROUP HAS NOT PERFORMED ANY SUPPLEMENTAL TOPOGRAPHIC OR BOUNDARY SURVEYING, AND HAS NOT FIELD-VERIFIED ANY BENCHMARK OR EXISTING CONDITIONS ON-SITE SUCH AS EXISTING SITE IMPROVEMENTS, EXISTING UTILITY STRUCTURES AND PIPING SYSTEMS, RECORDED OR RESOLVED BOUNDARY SURVEY OR OTHER TITLE INFORMATION, OR ANY OTHER MATTERS WHICH MAY OR MAY NOT BE SHOWN. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT IDENTIFIED IN THE AFOREMENTIONED SURVEY MAP(S), OR OTHERWISE SHOWN OR NOT SHOWN ON THESE DRAWINGS.



Project:
ALMADEN VILLAS
1747 Almaden Rd
SAN JOSE, CA 95125
Tuesday, March 24, 2020
#Pin
EXISTING SITE CONDITIONS



PLAN LEGEND

PROPERTY LINE / DISTINCTIVE BORDER	
ADJACENT / INTERIOR PROPERTY LINE	
BUILDING WALL / EDGE	
NEW 6" CONCRETE VERTICAL CURB	
NEW CONCRETE CURB AND GUTTER	
NEW CONCRETE VALLEY GUTTER	
NEW CONCRETE SIDEWALK	
NEW CONCRETE SIDEWALK	

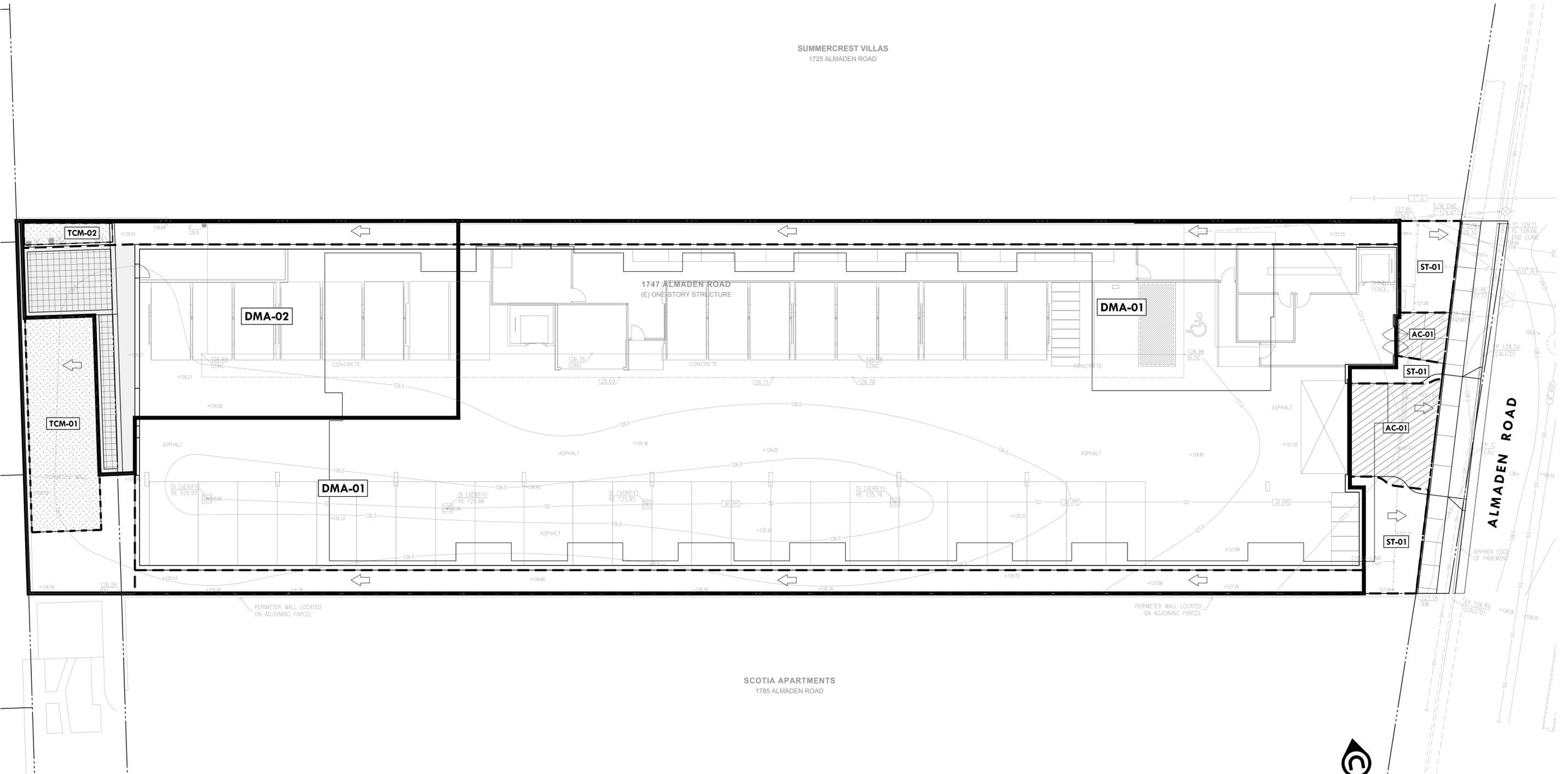
GRADING NOTES

PROPOSED STORM DRAIN MANHOLE	
PROPOSED DROP INLET/CATCH BASIN	
FLOW DIRECTION OF OVERLAND RELEASE	
PROPOSED BIOTREATMENT POND	
PROPOSED GROUND SLOPE	
FINISH GRADE ELEVATION	

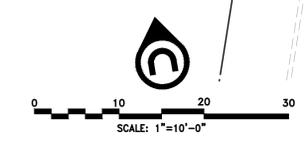


Project:
ALMADEN VILLAS
 1747 Almaden Rd
 SAN JOSE, CA 95125
 Tuesday, March 24, 2020
 #Pin
PRELIMINARY GRADING AND DRAINAGE PLAN

SUMMERCREST VILLAS
1725 ALMADEN ROAD



SCOTIA APARTMENTS
1785 ALMADEN ROAD



PLAN LEGEND	
	DRAINAGE MANAGEMENT AREA (SEE SIZING CALCS & DETAILS)
	TREATMENT CONTROL MEASURE (BIOTREATMENT PLANTERS)
	SELF-TREATING PERVIOUS AREA (NO IMPERVIOUS RUN-ON)
	ALTERNATIVE COMPLIANCE AREA (MITIGATION METHOD: NEW TREES)
	NEW EVERGREEN TREES (MITIGATION VALUE: 100 SF/EACH)
	GENERAL OVERLAND FLOW DIRECTION

OPERATION & MAINTENANCE INFORMATION:	
I. PROPERTY INFORMATION:	
I.A. PROPERTY ADDRESS:	1747 ALMADEN ROAD
I.B. PROPERTY OWNER:	TO BE DETERMINED
II. RESPONSIBLE PARTY FOR MAINTENANCE:	
II.A. CONTACT:	TO BE DETERMINED
II.B. PHONE NUMBER OF CONTACT:	TO BE DETERMINED
II.C. EMAIL:	TO BE DETERMINED
II.D. ADDRESS:	TO BE DETERMINED

SITE DESIGN MEASURES:	
1.	PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
2.	REDUCE EXISTING IMPERVIOUS SURFACES.
3.	CREATE NEW PERVIOUS AREAS:
4.	LANDSCAPING
5.	WALKWAYS AND PATIOS.
6.	EMERGENCY VEHICLE ACCESS.
7.	PRIVATE STREETS AND SIDEWALKS.
8.	DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
9.	CLUSTER STRUCTURES/PAVEMENT.
10.	PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
11.	PARKING:
12.	ON TOP OF OR UNDER BUILDINGS.
13.	NOT PROVIDED IN EXCESS OF CODE.
14.	OTHER: _____

SOURCE CONTROL MEASURES:	
1.	CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
2.	COVERED TRASH/ RECYCLING ENCLOSURES.
3.	INTERIOR PARKING STRUCTURES.
4.	INDUSTRIAL, OUTDOOR MATERIAL STORAGE, AND RECYCLING FACILITIES:
5.	STOCKPILE MATERIAL ON AN IMPERVIOUS SURFACE OR UNDER PERMANENT ROOF OR COVERING, AS APPROPRIATE
6.	SEGREGATE POLLUTANT GENERATING ACTIVITIES INTO A DISTINCT DRAINAGE MANAGEMENT AREA(S) AND PROVIDE TREATMENT.
7.	BENEFICIAL LANDSCAPING.
8.	USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
9.	MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).

STANDARD STORMWATER CONTROL NOTES:	
•	STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
•	DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

PROJECT SITE INFORMATION:	
1. SOILS TYPE:	CL, CH
2. GROUND WATER DEPTH:	20'-40' BGS
3. NAME OF RECEIVING BODY:	GUADALUPE CREEK
4. FLOOD ZONE:	ZONE D
5. FLOOD ELEVATION (IF APPLICABLE):	N/A



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PRELIMINARY STORMWATER CONTROL PLAN