

APPENDIX B2

Arborist Report

CERTIFIED ARBORIST REPORT

8/14/2020
5583.00

PROJECT

Oakland Road Office
Oakland Road
San Jose, CA

PREPARED FOR

OOL, LLC

PREPARED BY

HMH
1570 Oakland Road
San Jose, CA 95131
William Sowa
ISA Certified Arborist #WE-12270A



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INTRODUCTION AND OVERVIEW

HMH was contracted by OOL,LLC to complete a tree survey, and assessment and report for trees located at a vacant parcel on Oakland Road, San Jose within the limit of work illustrated on Exhibit A. The project site is a vacant lot with a railroad line to the west, residential structures to the north, a retail center to the south and Oakland Road along the east. The proposed project is two office buildings built in phases with surface parking and new landscaping. Our scope of services includes locating, measuring DBH, assessing, and photographing the condition of all trees within the limit of work. Disposition and health recommendations are based on current site conditions. Site development/design may affect the preservation suitability.

METHODOLOGY

Our tree survey work is a deliberate and systematic methodology for cataloging trees on site:

1. Identify each tree species.
2. Note each tree's location on a site map.
3. Measure each trunk circumference at 4.5' above grade per ISA standards.
4. Evaluate the health and structure of each tree using the following numerical standard:
 - 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.*

SUMMARY OF FINDINGS

HMH conducted a tree inventory of 28 trees located within the limit of work outlined in Exhibit A. 22 of the trees inventoried are classified as Ordinance trees under the City of San Jose Tree Removal permit.

An Ordinance Tree is:

Any single trunk tree 38 inches or greater in circumference or 12 inches or greater in diameter; or Any multi-trunk tree which has at least one trunk 38 inches or greater in circumference OR where the measurements of the multi-trunks added together equal at least 113 inches The circumference or diameter of the tree is measured 4 feet 6 inches above the ground

See Exhibit A for Existing Tree Locations

Table 1 - Tree Quantity Summary summarizes tree quantities by both species and size. Each species that was inventoried as part of this scope is included. This is a useful tool for analyzing the mixture of trees as part of the project. The size table is useful when calculating mitigation requirements in the case of tree removal as well as aiding in determining tree maturity.

Table 2 - Tree Evaluation Summary lists each tree number, botanical name, common name, DBH, circumference, ordinance trees, health rating, preservation suitability, general notes and observations and recommendations.

See Exhibit A for Existing Tree Locations

See Table 1 for Tree Quantity Summary by species and size.

See Table 2 for Tree Evaluation Summary for sizes, notes and recommendations regarding each tree.

GENERAL OBSERVATIONS AND RECOMMENDATIONS

Species: *Ailanthus altissima* (Tree of Heaven)

Quantity: 5

Observations / Recommendations:

The Tree of Heaven trees are a group of volunteer invasive trees and should be removed.

Species: *Diospyros kaki* (Persimmon)

Quantity: 1

Observations / Recommendations:

The Persimmon tree is a fruiting variety. It's proximity to the exiting residential unit would suggest it was planted by one of the residents at some time. It is in good shape and is currently bearing fruit.

Species: *Fraxinus uhdei* (Evergreen Ash)

Quantity: 7

Observations / Recommendations:

The Ash trees are planted along the perimeter of the site. Trees 1-6 are moderate to poor health, have poor canopy structure and are crowded. They show signs of vigor as this species can survive under extreme conditions. Removal of several the trees would allow the others to develop under better conditions. Supplemental irrigation and structural pruning would also benefit the development of the remaining trees.

Species: *Phoenix canariensis* (Canary Island Palm)

Quantity: 1

Observations / Recommendations:

The Canary Island Date Palm is a specimen that due to its growth habit was probably a volunteer that has developed into a larger palm. It was observed on the adjacent property there were many volunteer palms growing. There are mature Canary Island Palm along Oakland Road Its fronds are lower to the ground than a commercial grown tree. It is in average health and pruning and supplemental irrigation would help it out.

Species: *Prunus persica* (Peach)

Quantity: 1

Observations / Recommendations:

The Peach tree is a fruiting variety however it is in a serious state of decline and no fruit was observed. Its proximity to the exiting residential unit would suggest it was also planted by one of the residents at some time. Removal is recommended.

Species: *Quercus agrifolia* (Coast Live Oak)

Quantity: 2

Observations / Recommendations:

Both Coast Live Oaks are in moderate to poor condition. Their growth habit would suggest they were volunteers and have grown into larger specimens. Tree 19 is a multi-stem tree that has grown in and around an adjacent palm tree. It has poor form and structure. It could also be considered off site as it is right along the edge of the property outside the fence. Tree 21 is growing next to a stand of palm trees. It is leaning and has developed poor canopy structure. The truck is also damaged. There is not much ornamental value for either of these trees.

Species: *Sambucus nigra caerulea* (Blue Elderberry)

Quantity: 1

Observations / Recommendations:

The Elderberry tree is in moderate shape suffering from signs of stress with structural defects in the crown and crown die back. This is also a rapid growing species so this is common for this tree. It is uncertain if this was planted purposefully or is a volunteer. If it is to remain a structural pruning program and regular maintenance should take place.

Species: *Washington robusta* (Mexican Fan Palm)

Quantity: 10

Observations / Recommendations:

There is a mix of Fan Palms on the site. Palms 14-17 are tall specimen that were likely planted by the property owner for ornamental value. There were some concrete pads around so they may have been part of an outdoor space. These palms are very tall true to their nature and habit. They are in moderate shape and could use some palm care and supplement irrigation water to continue to survive. Trees 22-26 are in a cluster that are likely volunteers from the adjacent palms. They are crowded and are in moderate shape.

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

Site preparation: All existing trees shall be fenced off 10' beyond the outside the drip line (foliar spread) of the tree. Alternatively, where this is not feasible, fence to the drip line of the tree. Where fencing is not possible, the trunk shall be protected straw waddle and orange snow fencing. The fence should be a minimum of six feet high, made of pig wire with steel stakes or any material superior in quality, such as cyclone fencing. Tree protection zone sign shall be affixed to fencing at appropriate intervals as determined by the arborist on site. If the fence is within the drip line of the trees, the foliar fringe shall be raised to offset the chance of limb breakage from construction equipment encroaching within the drip line. All contractors, subcontractors and other personnel shall be warned that encroachment within the fenced area is forbidden without the consent of the certified arborist on the job. This includes, but is not limited to, storage of lumber and other materials, disposal of paints, solvents or other noxious materials, parked cars, grading equipment or other heavy equipment. Penalties, based on the cost of remedial repairs and the evaluation guide published by the international society of arboriculture, shall be assessed for damages to the trees. See tree preservation detail for additional information, including tree protection zone sign.

Grading/excavating: All grading plans that specify grading within the drip line of any tree, or within the distance from the trunk as outlined in the site preparation section above when said distance is outside the drip line, shall first be reviewed by a certified arborist. Provisions for aeration, drainage, pruning, tunneling beneath roots, root pruning or other necessary actions to protect the trees shall be outlined by an arborist. If trenching is necessary within the area as described above, said trenching shall be undertaken by hand labor and dug directly beneath the trunk of the tree. All roots 2 inches or larger shall be tunneled under and other roots shall be cut smoothly to the trunk side of the trench. The trunk side should be draped immediately with two layers of untreated burlap to a depth of 3 feet from the surface. The burlap shall be soaked nightly and left in place until the trench is back filled to the original level. An arborist shall examine the trench prior to back filling to ascertain the number and size of roots cut, so as to suggest the necessary remedial repairs.

Remedial repairs: An arborist shall have the responsibility of observing all ongoing activities that may affect the trees, and prescribing necessary remedial work to ensure the health and stability of the trees. This includes, but is not limited to, all arborist activities brought out in the previous sections. In addition, pruning, as outlined in the "pruning standards" of the western chapter of the International Society of Arboriculture, shall be prescribed as necessary. Fertilizing, aeration, irrigation, pest control and other activities shall be prescribed according to the tree needs, local site requirements, and state agricultural pest control laws. All specifications shall be in writing. For pest control operations, consult the local county agricultural commissioner's office for individuals licensed as pest control advisors or pest control operators.

Final inspection: Upon completion of the project, the arborist shall review all work undertaken that may impact the existing trees. Special attention shall be given to cuts and fills, compacting, drainage, pruning and future remedial work. An arborist should submit a final report in writing outlining the ongoing remedial care following the final inspection.

MAINTENANCE RECOMMENDATIONS FOR TREES TO REMAIN

Regular maintenance, designed to promote plant health and vigor, ensures longevity of existing trees. Regular inspections and the necessary follow-up care of mulching, fertilizing, and pruning, can detect problems and correct them before they become damaging or fatal.

Tree Inspection: Regular inspections of mature trees at least once a year can prevent or reduce the severity of future disease, insect, and environmental problems. During tree inspection, four characteristics of tree vigor should be examined: new leaves or buds, leaf size, twig growth, and absence of crown dieback (gradual death of the upper part of the tree). A reduction in the extension of shoots (new growing parts), such as buds or new leaves, is a fairly reliable cue that the tree's health has recently changed. Growth of the shoots over the past three years may be compared to determine whether there is a reduction in the tree's typical growth pattern. Further signs of poor tree health are trunk decay, crown dieback, or both. These symptoms often indicate problems that began several years before. Loose bark or deformed growths, such as trunk conks (mushrooms), are common signs of stem decay. Any abnormalities found during these inspections, including insect activity and spotted, deformed, discolored, or dead leaves and twigs, should be noted and observed closely.

Mulching: Mulch, or decomposed organic material, placed over the root zone of a tree reduces environmental stress by providing a root environment that is cooler and contains more moisture than the surrounding soil. Mulch can also prevent mechanical damage by keeping machines such as lawn mowers and string trimmers away from the tree's base. Furthermore, mulch reduces competition from surrounding weeds and turf. To be most effective, mulch should be placed 2 to 4 inches deep and cover the entire root system, which may be as far as 2 or 3 times the diameter of the branch spread of the tree. If the area and activities happening around the tree do not permit the entire area to be mulched, it is recommended that as much of the area under the drip line of the tree is mulched as possible. When placing mulch, care should be taken not to cover the actual trunk of the tree. This mulch-free area, 1 to 2 inches wide at the base, is sufficient to avoid moist bark conditions and prevent trunk decay. An organic mulch layer 2 to 4 inches deep of loosely packed shredded leaves, pine straw, peat moss, or composted wood chips is adequate. Plastic should not be used as it interferes with the exchange of gases between soil and air, which inhibits root growth. Thicker mulch layers, 5 to 6 inches deep or greater, may also inhibit gas exchange.

Fertilization: Trees require certain nutrients (essential elements) to function and grow. Urban landscape trees may be growing in soils that do not contain sufficient available nutrients for satisfactory growth and development. In certain situations, it may be necessary to fertilize to improve plant vigor. Fertilizing a tree can improve growth; however, if fertilizer is not applied wisely, it may not benefit the tree at all and may even adversely affect the tree. Mature trees making satisfactory growth may not require fertilization. When considering supplemental fertilizer, it is important to consider nutrients deficiencies and how and when to amend the deficiencies. Soil conditions, especially pH and organic matter content, vary greatly, making the proper selection and use of fertilizer a somewhat complex process. To that end, it is recommended that the soil be tested for nutrient content. A soil testing laboratory can give advice on application rates, timing, and the best blend of fertilizer for each tree and other landscape plants on site. Mature trees have expansive root systems that extend from 2 to 3 times the size of the leaf canopy. A major portion of actively growing roots is located outside the tree's drip line. Understanding the actual size and extent of a tree's root system before applying fertilizer is paramount to determine quantity, type and rate at which to best apply fertilizer. Always follow manufacturer recommendations for use and application.

Pruning: Pruning is often desirable or necessary to remove dead, diseased, or insect-infested branches and to improve tree structure, enhance vigor, or maintain safety. Because each cut has the potential to change the growth of (or cause damage to) a tree, no branch should be removed without reason. Removing foliage from a tree has two distinct effects on growth: (1) it reduces photosynthesis and, (2) it may reduce overall growth. Pruning should always be performed sparingly. Caution must be taken not to over-prune as a tree may not be able to gather and process enough sunlight to survive. Pruning mature trees may require special equipment, training, and experience. Arborists are equipped to provide a variety of services to assist in performing the job safely and reducing risk of personal injury and property damage (*See also Addendum A - ANSI A300 Part 1 Pruning Standards*).

Removal: There are circumstances when removal is necessary. An arborist can help decide whether or not a tree should be removed. Professionally trained arborists have the skills and equipment to safely and efficiently remove trees. Removal is recommended when a tree: (1) is dead, dying, or considered irreparably hazardous; (2) is causing an obstruction or is crowding and causing harm to other trees and the situation is impossible to correct through pruning; (3) is to be replaced by a more suitable specimen, and; (4) should be removed to allow for construction. Pruning or removing trees, especially large trees, can be dangerous work. It should be performed only by those trained and equipped to work safely in trees.

TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of HMM.

1. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. HMM assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. HMM assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
2. No tree described in this report was climbed, unless otherwise stated. HMM does not take responsibility for any defects, which could have only 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. HMM does not take responsibility for any root defects, which could only have been discovered by such an inspection.
3. HMM shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal or report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by HMM or in the schedule of fees or contract.
4. HMM guarantees no warranty, either expressed or implied, as to the suitability of the information contained in the reports for any reason. It is the responsibility of the client to determine applicability to his/her case.
5. Any report and the values, observations and recommendations expressed therein represent the professional opinion of HMM, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
6. Any photographs, diagrams, graphs, sketches or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work produced by other persons, is intended solely for clarification and ease of reference. Inclusion of said information does not constitute a representation by HMM as to the sufficiency or accuracy of that information.
7. 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.

Existing Tree Map
Exhibit A



TABLE 1 - TREE QUANTITY SUMMARY

Tree Quantity by Species		
Species	Quantity	% of Site
Ailanthus altissima	5	18%
Diospyros kaki	1	4%
Fraxinus uhdei	7	25%
Phoenix canariensis	1	4%
Prunus persica	1	4%
Quercus agrifolia	2	7%
Sambucus nigra subsp. cerulea	1	4%
Washingtonia robusta	10	36%
Total Trees	28	100%

Tree Quantity by Size	
DBH	Quantity
<12"	6
12-17.9"	9
18" +	13
Total	28

TABLE 2 - TREE EVALUATION SUMMARY

Prepared By: William Sowa ISA Certified Arborist WE-12270A

DBH MEASUREMENT HEIGHT: 4'6"

Date of Evaluation: 8/11/2020

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.
CR	CR	Tree is bounded closely by one or more of the following: structure, tree, Etc.
D	Decline	Tree shows obvious signs of decline, which may be indicative of the presence of multiple biotic and abiotic disorders.
DBH	Diameter at Breast Height	Measurement of tree diameter in inches. Measurement height varies by City and is noted above.
EG	Epicormic Growth	Watersprouting on trunk and main leaders. Typically indicative of tree stress.
EH	Exposed Heartwood	Exposure of the tree's heartwood is typically seen as an open wound that leaves a tree more susceptible to pathogens, disease or infection.
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.
LC	Low crotch	Multiple central leaders originating below the DBH measurement site.
LN	Leaning Tree	Tree leaning, see notes for severity.
ML	Multiple Leaders	More than one upright primary stem
PT	Phototropism	Tree exhibits phototropic growth habits. Reduced trunk taper, misshapen trunk and canopy growth are examples of this growth habit.
S	Suckers	Shoot arising from the roots.
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.
SE	Severe	Indicates the severity of the following term.
SL	Slight	Indicates the mildness of the following term.
SR	Surface Roots	Roots visible at finished grade.
ST	Stress	Environmental factor inhibiting regular tree growth. Includes drought, salty soils, nitrogen and other nutrient deficiencies in the soil.
WU	Weak Union	Weak union or fork in tree branching structure.
	Ordinance Tree	Ordinance-Size Trees. An ordinance-size tree is: Single Trunk - 38 inches or more in circum-ference at 4 ½ feet above ground; or Multi-trunk - The combined measurements of each trunk circumference (at 4 ½ feet above ground) add up to 38 inches or more.

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	ORDINANCE TREE	HEALTH	PRESERVATION SUITABILITY	NOTES
1	<i>Fraxinus uhdei</i>	Evergreen Ash	17.0	53	YES	3	Moderate	SD,CR
2	<i>Fraxinus uhdei</i>	Evergreen Ash	17.0	53	YES	4	Moderate	CD,SD,CR
3	<i>Fraxinus uhdei</i>	Evergreen Ash	16.0	50	YES	4	Moderate	CD,SD,CR
4	<i>Fraxinus uhdei</i>	Evergreen Ash	14.0	44	YES	4	Moderate	CD,SD,CR
5	<i>Fraxinus uhdei</i>	Evergreen Ash	16.0	50	YES	3	Moderate	CD,SD,CR, LN
6	<i>Fraxinus uhdei</i>	Evergreen Ash	25.0	79	YES	4	Moderate	CD,SD,CR, LN
7	<i>Ailanthus altissima</i>	Tree of Heaven	80.0	251	YES	4	Poor	Invasive
8	<i>Ailanthus altissima</i>	Tree of Heaven	16.0	50	YES	2	Poor	Invasive
9	<i>Ailanthus altissima</i>	Tree of Heaven	6.0	19	NO	2	Poor	Invasive
10	<i>Ailanthus altissima</i>	Tree of Heaven	3.0	9	NO	2	Poor	Invasive
11	<i>Ailanthus altissima</i>	Tree of Heaven	3.0	9	NO	2	Poor	Invasive
12	<i>Fraxinus uhdei</i>	Evergreen Ash	25.0	79	YES	4	Good	CD
13	<i>Phoenix canariensis</i>	Canary Island Date Palm	60.0	188	YES	4	Moderate	Needs Pruning
14	<i>Washingtonia robusta</i>	Mexican Fan Palm	18.0	57	YES	3	Moderate	
15	<i>Washingtonia robusta</i>	Mexican Fan Palm	22.0	69	YES	3	Good	
16	<i>Washingtonia robusta</i>	Mexican Fan Palm	24.0	75	YES	4	Good	
17	<i>Washingtonia robusta</i>	Mexican Fan Palm	24.0	75	YES	3	Good	
18	<i>Diospyros kaki</i>	Japanese Persimmon	14.0	44	YES	4	Good	

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	ORDINANCE TREE	HEALTH	PRESERVATION SUITABILITY	NOTES
19	<i>Quercus agrifolia</i>	Coast Live Oak	18.0	57	YES	2	Poor	MT,CDB,SD
20	<i>Washingtonia robusta</i>	Mexican Fan Palm	9.0	28	NO	2	Poor	Topped
21	<i>Quercus agrifolia</i>	Coast Live Oak	10.0	31	NO	2	Poor	CR, SLN,SD
22	<i>Washingtonia robusta</i>	Mexican Fan Palm	16.0	50	YES	3	Good	CR
23	<i>Washingtonia robusta</i>	Mexican Fan Palm	16.0	50	YES	3	Good	CR
24	<i>Washingtonia robusta</i>	Mexican Fan Palm	18.0	57	YES	3	Good	CR
25	<i>Washingtonia robusta</i>	Mexican Fan Palm	20.0	63	YES	3	Good	CR
26	<i>Washingtonia robusta</i>	Mexican Fan Palm	24.0	75	YES	3	Good	CR
27	<i>Prunus persica</i>	Peach Tree	11.0	35	NO	2	Poor	SD
28	<i>Sambucus nigra subsp. cerulea</i>	Blue Elderberry	25.0	79	YES	3	Moderate	











