

July 6, 2021

Robson Homes, LLC
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San Jose, CA 95126



Monarch Consulting Arborists

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Summary

There are three deodar cedars (*Cedrus deodara*) on the site and all are “Ordinance Trees” with trunks greater than 38 inches in circumference. All three trees are in good condition and are of the same species with good suitability for preservation. All three deodar cedars are within the footprint of the proposed project, will be highly impacted, and required to be removed. Mitigation for removals on commercial or industrial properties are not indicated on the City of San Jose website and this information is discretionary provided during the permitting process by the planning department.

Introduction

Background

Robson Homes, LLC asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist’s report including an assessment of the trees within the project area and on the adjacent sites that could be affected. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form).
- Provide tree protection specifications, guidelines, and expected impact ratings for trees that may be affected by the project.



Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on June 11, 2021. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.
- The plans reviewed for this assignment were as follows:

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the the property owners, owner's agents, and the City of San Jose as a reference for existing tree conditions to help satisfy planning requirements.

Observations

San Jose Ordinance Chapter 13.32.020 defines an "Ordinance tree" size tree as follows: "Tree" means any live or dead woody perennial plant characterized by having a main stem or trunk which measures thirty-eight (38) inches or more in circumference at a height of fifty-four (54) inches above natural grade slope. For purposes of this Chapter, a multi-trunk tree shall be considered a single tree and measurement of that tree shall include the sum of the circumference of the trunks of that tree at a height of fifty-four inches above natural grade slope. "Tree" shall include the plural of that term." A "Street tree" is defined as follows: "Street tree" shall mean any tree that is planted on a street."

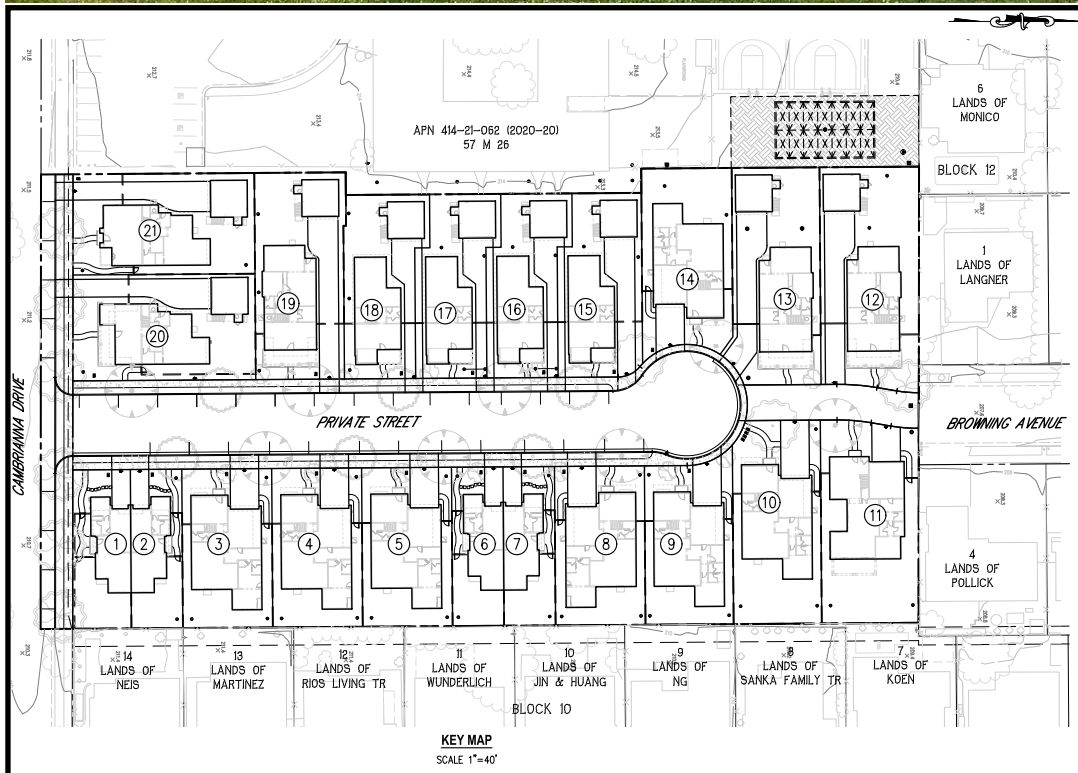
There are three deodar cedars (*Cedrus deodara*) on the site and all are "Ordinance Trees" with trunks greater than 38 inches in circumference.

Table 1: Tree Inventory and Characteristics

Tree Species	I.D. #	Trunk Diameter/ circumference (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Health	Structure	Form	Ordinance Tree
deodar cedar (<i>Cedrus deodara</i>)	1	26/82	65	55	Good	Good	Fair	Yes
deodar cedar (<i>Cedrus deodara</i>)	2	20/63	55	55	Good	Good	Fair	Yes
deodar cedar (<i>Cedrus deodara</i>)	3	28/88	65	55	Good	Good	Fair	Yes



The images below are of the three trees and the proposed site plan.



Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered both the health and structure for a combined condition rating (ISA 2018).

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

All three deodar cedars are in good condition with slightly deformed form from being windswept. Foliar color and density were normal and all have a single central stem.

Table 2: Condition Assessment

Tree Species	I.D. #	Trunk Diameter/ circumference (in.)	Health	Structure	Form	Condition
deodar cedar (<i>Cedrus deodara</i>)	1	26/82	Good	Good	Fair	Good
deodar cedar (<i>Cedrus deodara</i>)	2	20/63	Good	Good	Fair	Good
deodar cedar (<i>Cedrus deodara</i>)	3	28/88	Good	Good	Fair	Good



Suitability for Preservation

A tree's suitability for preservation is determined based on Functional and External Limitations¹ (ISA, 2019).

- Good = Trees with good health, structural stability and longevity after construction.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
- Poor = Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

All three trees are of the same species and their suitability for preservation is good.

Expected Impact Level

Expected impact level defines how a tree may be affected by construction activity and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All three trees are within the footprint of the proposed plans and will be highly impacted and required to be removed.

Tree Removal and Mitigation

Mitigation for removals on commercial or industrial properties are not indicated on the City of San Jose website or within the ordinance. This information is discretionary and provided during the permitting process by the planning department.

¹ Functional Limitations are based on factors associated with the tree's interaction to its planting site affecting plant condition, limiting plant development, or reducing the utility in the future and include genetics, placement, and site conditions for the individual tree (ISA, 2019). External Limitations are outside the property, out of control of the owner and also affect plant condition, limit plant development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests) (ISA, 2019).



Conclusion

There are three deodar cedars on the site and all are “Ordinance Trees” with trunks greater than 38 inches in circumference. All three trees are in good condition with slightly deformed form due to being windswept otherwise foliar color and density were normal and structurally they contain one central leader. All three trees are of the same species and their suitability for preservation is good. All three deodar cedars are within the footprint of the proposed project and will be highly impacted and required to be removed. Mitigation for removals on commercial or industrial properties are not indicated on the City of San Jose website and this information is discretionary provided during the permitting process by the planning department.

Recommendations

Communicate with the planning department to identify the appropriate mitigation for the loss of the trees or redesign the project to accommodate them.

Bibliography

- American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.
- Fite, Kelby, and Edgar Thomas. Smiley. *Managing trees during construction*, second edition. Champaign, IL: International Society of Arboriculture, 2016.
- Matheny, Nelda P., Clark, James R. *Trees and development: A technical guide to preservation of trees during land development*. Bedminster, PA: International Society of Arboriculture 1998.
- Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment*: International Society of Arboriculture, 2017. Print



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant 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 consultant cannot be responsible for the accuracy of information provided by others.

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

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal 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 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 Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated 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 consultant, except as indicated within 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 stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



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