

APPENDIX D

Arborist Report



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1655 Berryessa Road Project

Arborist Report

Project #4248-01



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Section 1. Introduction

H. T. Harvey & Associates has prepared this arborist report for the proposed development project located at 1655 Berryessa Road in San José, California. The project site includes two parcels, one located at 1651 and 1655 Berryessa Road and the other along Berryessa Road (Table 1). This report provides an inventory of all trees on the project site with diameter at breast height (DBH) greater than 4 inches and includes species, DBH, an assessment of each tree's health and structural condition, and a figure showing the approximate location of each tree in the inventory. This report also identifies ordinance-size trees as defined by the City of San José (City) as well as invasive species as defined by the California Invasive Plant Council (Cal-IPC).

Table 1. Properties Included in this Report

Street Address/Location	Assessor's Parcel Number
1651 and 1655 Berryessa Road	241-03-025
Berryessa Road	241-03-024

Section 2. Methods

H. T. Harvey & Associates' American Society of Consulting Arborists (ASCA) Registered Consulting Arborist (#631) and International Society of Arboriculture (ISA) Certified Arborist (WE-11610A) Matt Pollock conducted a site visit to assess the trees on the project site on October 22 and 24, 2018. All trees with a DBH greater than 4 inches were included in the inventory. Tasks conducted during the site visit consisted of the following:

- identifying each tree to species (scientific name and common name);
- tagging each tree with an identifying number;
- recording the approximate location of each tree;
- measuring tree trunk diameter at 54 inches above finish grade (DBH);
- determining whether each tree met criteria for ordinance-size trees as defined by the City; and
- evaluating tree health and structural condition using a scale of 0 to 5 as shown in Table 2.

Table 2. Tree Health and Structural Condition Evaluation Criteria

Condition Rating	Tree Health	Tree Structure
5	A healthy, vigorous tree with a well-balanced crown. No apparent pest problems or signs and symptoms of disease. Normal to exceeding shoot length on new growth. Leaf size and color normal. Exceptional life expectancy for the species.	Root plate undisturbed and clear of any obstructions. Root flare has normal development. Trunk is sound and solid. No visible trunk defects or cavities. Branch spacing / structure and attachments are free of any defects.
4	Tree with slight decline in vigor. Imperfect canopy density in few parts of the tree, 10% or less, lacking natural symmetry. Less than half normal growth rate and minor deficiency in leaf development. Few pest issues or damage, controllable. Normal branch and stem development with healthy growth. Small amount of twig dieback. Typical life expectancy for the species.	Root plate appears normal; only minor damage may be found. Possible signs of root dysfunction around trunk flare. Minor trunk defects from previous injury, with good closure; less than 25% of bark section missing. Good branch habit, minor dieback with some signs of previous pruning. Co-dominant stem formation may be present. Minor corrections required.
3	Tree with moderate vigor. Crown decline and dieback up to 30% of the canopy. Overall poor symmetry. Leaf color somewhat chlorotic with smaller leaves. Shoot extensions indicate some stunting and stressed growing conditions. Obvious signs of pest problems contributing to lesser	Root plate reveals previous damage or disturbance and dysfunctional roots may be visible around main stem. Evidence of trunk damage or cavities with decay or defects present. Less than 30% of bark sections missing on trunk. Co-dominant stems are present. Branching habit and attachments indicate

Condition Rating	Tree Health	Tree Structure
	condition. Some decay areas found in main stem and branches. Below average life expectancy.	poor pruning or damage, which requires moderate corrections.
2	Tree in decline. Epicormic growth. Lacking full crown, more than 50% decline and dieback, especially affecting larger branches. Stunting obvious with little evidence of growth on smaller stems. Leaf size and color reveal overall stress in the plant. Insect or disease infestation may be severe. Overmature. Life expectancy is low.	Root plate disturbance and defects indicate major damage with girdling roots around the trunk flare. Trunk reveals more than 50% of bark section missing. Branch structure has poor attachments, with several structurally important dead or broken branches. Canopy reveals signs of severe damage or topping, with major corrective actions required. Extensive decay or hollow.
1	Tree in severe decline. Crown has very little vigor and/or has a disease or insect problem that is ultimately fatal and, if not corrected, may threaten other nearby trees.	Root plate has major structural problems that present an unacceptable risk. Tree is in severe decline, with dieback of scaffold branches and/or trunk.
0	Dead	Dead

Tree assessments were based on ground-level visual observations and physical measurements. Field data collection was conducted using a diameter tape to measure DBH. A Trimble Geo 7X GPS was used to determine and record the location of each tree. Evaluations of tree health considered crown indicators such as vigor, density, leaf size, quality, and stem shoot extensions. Evaluations of tree structural condition considered root condition/form, trunk condition/form, and branch assembly and arrangement as well as visible indicators of diminished structural integrity including cavities, dead limbs, and excessive leaning.

Our assessment included all activities that are typically included in a standard arborist report but did not include several tasks that are typically not included in such a report. For example, we did not perform an advanced assessment to quantify interior wood structure, root condition, and upper canopy condition. Therefore, tasks performed did not include an excavation of the root zones of the trees, drilling for decay detection, collecting soil samples for laboratory testing, sending animal or vegetative material for laboratory testing, climbing the trees for an aerial inspection, a tree risk assessment, or a valuation (see *Appendix A. Assumptions and Limiting Conditions* and *Appendix B. Certification of Performance*).

Section 3. Results

3.1 Site History and General Condition

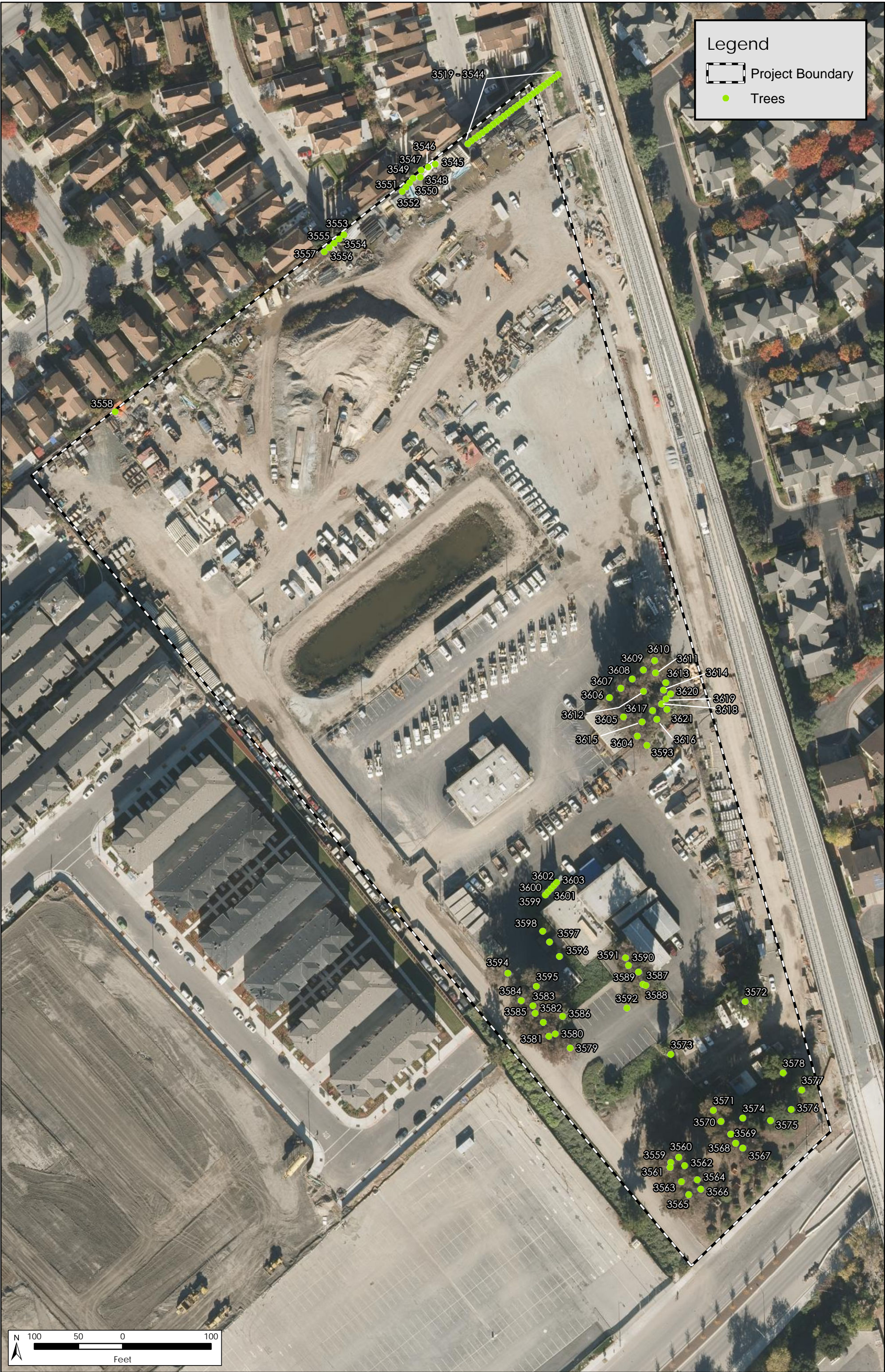
The northern portion of the site was previously used to store heavy equipment and materials and has since been cleared and graded (Google Earth 2018). Trees in this area consist of a row of Italian cypress (*Cupressus sempervirens*) along the northern boundary. A small pond is located in the middle of the property. There are some arroyo willow (*Salix lasiolepis*) and Fremont cottonwood (*Populus fremontii*) saplings around the periphery of the pond, although these were too small (DBH <4 inches) to be included in this tree inventory. An AT&T service yard, landscaping supply yard, buildings, and parking areas occupy the southern portion of the property. The majority of trees in this area are located within moderate to large sized planting areas. Most of those trees are red ironbark (*Eucalyptus sideroxylon*) in varying condition. There are some invasive tree species scattered throughout the site, as discussed in Section 3.5.

3.2 Summary of Findings

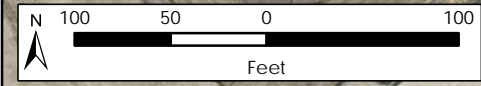
We identified 103 trees on the site (Figure 1). Descriptions of each tree including DBH, tree health and structural scores, and whether or not each tree is ordinance-sized are provided in Appendix C. Table 3 provides a summary of the 103 trees that were assessed, which represent 10 species. Of the 103 trees located on the site, 47 (46%) met the City's criteria for ordinance-size trees (see Section 3.4 below). The most common species on the site were Italian cypress (44%) and red ironbark (41%).

Table 3. Tree Condition Summary

Scientific Name	Common Name	Tree Condition			Total Trees
		Poor	Fair	Good	
<i>Ailanthus altissima</i>	Tree of heaven	0	0	2	2
<i>Cedrus deodara</i>	Deodar cedar	0	1	0	1
<i>Celtis sinensis</i>	Chinese hackberry	0	0	1	1
<i>Cupressus sempervirens</i>	Italian cypress	0	0	45	45
<i>Eucalyptus sideroxylon</i>	Red ironbark	3	16	23	42
<i>Juglans regia</i>	English walnut	0	0	1	1
<i>Pinus halapensis</i>	Aleppo pine	1	0	0	1
<i>Quercus agrifolia</i>	Coast live oak	0	0	1	1
<i>Schinus molle</i>	Peruvian pepper	1	1	1	3
<i>Washingtonia robusta</i>	Mexican fan palm	0	0	6	6
Total		5	18	80	103



N:\Projects\2004\248-01\Reports\Fig 1 Tree Locations.mxd



3.3 Tree Condition

A summary of tree condition ratings is provided in Table 3. The majority of trees on the site (78%) were in good condition, while the remaining trees were in poor or fair condition (5% and 17% respectively). Most trees in poor or fair condition exhibited some dieback and/or impaired structural form. The condition ratings in the table are based on both the tree health and structural ratings from Appendix C. Tree condition was rated as follows:

- **Poor** if their combined rating was less than 40%
- **Fair** if their combined rating was between 40% and 60%, or
- **Good** if their combined rating was 60% or greater.

3.4 Ordinance-Size Trees

According to the City's Tree Removal Ordinance (City 2018), ordinance-size trees are defined as those with either:

- *Single trunk – 38 inches or more in circumference (≥ 12 inches DBH) at 4.5 feet above the ground, or*
- *Multi-trunk – the combined measurements of each trunk circumference, at 4.5 feet above the ground, add up to 38 inches or more in circumference (equivalent to a sum of DBHs ≥ 12 inches).*

Also note: *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.*

Based on this definition, 47 ordinance-size trees were identified on the site. These included 35 Red ironbarks, six Mexican fan palms, and six other trees (see *Appendix C. Tree Assessment*).

3.5 Invasive Trees

Of the 10 species of trees on the site, three are listed by Cal-IPC (Cal-IPC 2018) as either moderately invasive or limited invasive species: tree of heaven, Peruvian pepper, and Mexican fan palm. Invasive trees on the project site are summarized in Table 4.

Table 4. Invasive Trees on the Project Site

Scientific Name	Common Name	Count	Cal-IPC Rating
<i>Ailanthus altissima</i>	Tree of heaven	2	Moderate
<i>Schinus molle</i>	Peruvian pepper	3	Limited
<i>Washingtonia robusta</i>	Mexican fan palm	6	Moderate
Total		11	

Section 4. References

- [Cal-IPC] California Invasive Plant Council. 2018. California Invasive Plant Inventory Database. Accessed online at <http://cal-ipc.org/paf/>. Accessed October 26, 2018.
- Google Earth. 2018. Aerial imagery of APNs 241-03-025 and 241-03-024 in San Jose, California. <<https://www.google.com/earth/>>. Accessed October 26, 2018.
- City of San José. 2018. Planning, Building and Code Enforcement – Tree removal. Tree Removal Ordinance changes, effective February 9, 2018. <http://www.sanjoseca.gov/index.aspx?NID=3655>. Accessed October 26, 2018.

Appendix A. Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. Property lines were not clearly surveyed or marked in the field by the owner, consultant attempted to provide as accurate of boundary for the inventory as possible using the limited data available.
3. Care has been taken to obtain all information from reliable sources. All data have been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Loss or alteration of any part of this report invalidates the entire report.
6. 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 to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in her qualifications.
8. This report and values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. Unless expressed otherwise: a) information contained in this report covers only those items that were examined and reflects the condition of those items 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 problems or deficiencies of the plants or property in question may not arise in the future.

Appendix B. Certification of Performance

I, Matthew Pollock, certify that:

I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the terms of the assignment.

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

The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.

My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.

No one provided significant professional assistance to me, except as indicated within the report.

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 subsequent events.



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Appendix C. Tree Assessment

Tree Tag	Scientific Name	Common Name	DBH	Health	Structure	Ordinance-Size Tree?	Health and Structure Rating
3519	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3520	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3521	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3522	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3523	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3524	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3525	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3526	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3527	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3528	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3529	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3530	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3531	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3532	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3533	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3534	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3535	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3536	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3537	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3538	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3539	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3540	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3541	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3542	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3543	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3544	<i>Cupressus sempervirens</i>	Italian cypress	9	5	5	No	Good
3545	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3546	<i>Cupressus sempervirens</i>	Italian cypress	7	5	5	No	Good
3547	<i>Cupressus sempervirens</i>	Italian cypress	7	5	5	No	Good
3548	<i>Ailanthus altissima</i>	Tree of heaven	9, 8, 6, 5	5	3	Yes	Good
3549	<i>Cupressus sempervirens</i>	Italian cypress	9	5	5	No	Good
3550	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3551	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3552	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3553	<i>Cupressus sempervirens</i>	Italian cypress	5	5	5	No	Good
3554	<i>Cupressus sempervirens</i>	Italian cypress	6	5	5	No	Good
3555	<i>Cupressus sempervirens</i>	Italian cypress	6	5	5	No	Good

Tree Tag	Scientific Name	Common Name	DBH	Health	Structure	Ordinance-Size Tree?	Health and Structure Rating
3556	<i>Cupressus sempervirens</i>	Italian cypress	6	5	5	No	Good
3557	<i>Cupressus sempervirens</i>	Italian cypress	8	5	5	No	Good
3558	<i>Ailanthus altissima</i>	Tree of heaven	6, 5	5	2	No	Good
3559	<i>Eucalyptus sideroxylon</i>	red ironbark	20, 9	2	2	Yes	Fair
3560	<i>Eucalyptus sideroxylon</i>	red ironbark	29	3	3	Yes	Fair
3561	<i>Eucalyptus sideroxylon</i>	red ironbark	11	1	2	No	Poor
3562	<i>Eucalyptus sideroxylon</i>	red ironbark	10, 5	4	2	Yes	Fair
3563	<i>Eucalyptus sideroxylon</i>	red ironbark	15	4	2	Yes	Fair
3564	<i>Eucalyptus sideroxylon</i>	red ironbark	22	4	4	Yes	Good
3565	<i>Eucalyptus sideroxylon</i>	red ironbark	31	3	1	Yes	Fair
3566	<i>Eucalyptus sideroxylon</i>	red ironbark	41	4	3	Yes	Good
3567	<i>Eucalyptus sideroxylon</i>	red ironbark	30	4	4	Yes	Good
3568	<i>Eucalyptus sideroxylon</i>	red ironbark	28	4	3	Yes	Good
3569	<i>Eucalyptus sideroxylon</i>	red ironbark	34	4	3	Yes	Good
3570	<i>Eucalyptus sideroxylon</i>	red ironbark	23	4	2	Yes	Fair
3571	<i>Eucalyptus sideroxylon</i>	red ironbark	23, 9	3	3	Yes	Fair
3572	<i>Pinus halapensis</i>	Aleppo pine	38	2	1	Yes	Poor
3573	<i>Washingtonia robusta</i>	Mexican fan palm	21	4	4	Yes	Good
3574	<i>Schinus molle</i>	Peruvian pepper	11	2	1	No	Poor
3575	<i>Quercus agrifolia</i>	Coast live oak	19	5	4	Yes	Good
3576	<i>Cedrus deodara</i>	Deodar cedar	27	2	3	Yes	Fair
3577	<i>Schinus molle</i>	Peruvian pepper	42	3	1	Yes	Fair
3578	<i>Schinus molle</i>	Peruvian pepper	24	4	3	Yes	Good
3579	<i>Eucalyptus sideroxylon</i>	red ironbark	21	3	3	Yes	Fair
3580	<i>Eucalyptus sideroxylon</i>	red ironbark	31	5	3	Yes	Good
3581	<i>Eucalyptus sideroxylon</i>	red ironbark	21	5	4	Yes	Good
3582	<i>Eucalyptus sideroxylon</i>	red ironbark	33	5	4	Yes	Good
3583	<i>Eucalyptus sideroxylon</i>	red ironbark	22, 16	5	3	Yes	Good
3584	<i>Washingtonia robusta</i>	Mexican fan palm	17	5	4	Yes	Good
3585	<i>Eucalyptus sideroxylon</i>	red ironbark	25, 11	4	2	Yes	Fair
3586	<i>Washingtonia robusta</i>	Mexican fan palm	16	5	5	Yes	Good
3587	<i>Eucalyptus sideroxylon</i>	red ironbark	27	5	4	Yes	Good
3588	<i>Washingtonia robusta</i>	Mexican fan palm	15	5	3	Yes	Good
3589	<i>Eucalyptus sideroxylon</i>	red ironbark	22	5	3	Yes	Good
3590	<i>Eucalyptus sideroxylon</i>	red ironbark	23	5	5	Yes	Good
3591	<i>Eucalyptus sideroxylon</i>	red ironbark	21	5	5	Yes	Good
3592	<i>Celtis sinensis</i>	Chinese hackberry	5	3	5	No	Good
3593	<i>Eucalyptus sideroxylon</i>	red ironbark	23	5	4	Yes	Good
3594	<i>Eucalyptus sideroxylon</i>	red ironbark	18	5	3	Yes	Good
3595	<i>Eucalyptus sideroxylon</i>	red ironbark	27, 24, 19	5	3	Yes	Good
3596	<i>Cupressus sempervirens</i>	Italian cypress	7	5	4	No	Good

Tree Tag	Scientific Name	Common Name	DBH	Health	Structure	Ordinance-Size Tree?	Health and Structure Rating
3597	<i>Cupressus sempervirens</i>	Italian cypress	6	5	3	No	Good
3598	<i>Juglans regia</i>	English walnut	10	4	4	No	Good
3599	<i>Cupressus sempervirens</i>	Italian cypress	8	5	3	No	Good
3600	<i>Cupressus sempervirens</i>	Italian cypress	8	5	3	No	Good
3601	<i>Cupressus sempervirens</i>	Italian cypress	8	5	3	No	Good
3602	<i>Cupressus sempervirens</i>	Italian cypress	8	5	3	No	Good
3603	<i>Cupressus sempervirens</i>	Italian cypress	8	5	3	No	Good
3604	<i>Eucalyptus sideroxylon</i>	red ironbark	20	4	4	Yes	Good
3605	<i>Eucalyptus sideroxylon</i>	red ironbark	27	4	5	Yes	Good
3606	<i>Eucalyptus sideroxylon</i>	red ironbark	30, 8	5	3	Yes	Good
3607	<i>Eucalyptus sideroxylon</i>	red ironbark	16	2	2	Yes	Fair
3608	<i>Eucalyptus sideroxylon</i>	red ironbark	35	4	2	Yes	Fair
3609	<i>Eucalyptus sideroxylon</i>	red ironbark	18	4	3	Yes	Good
3610	<i>Eucalyptus sideroxylon</i>	red ironbark	33	5	5	Yes	Good
3611	<i>Eucalyptus sideroxylon</i>	red ironbark	8	5	2	No	Good
3612	<i>Washingtonia robusta</i>	Mexican fan palm	21	5	5	Yes	Good
3613	<i>Eucalyptus sideroxylon</i>	red ironbark	25	5	3	Yes	Good
3614	<i>Eucalyptus sideroxylon</i>	red ironbark	7	3	2	No	Fair
3615	<i>Eucalyptus sideroxylon</i>	red ironbark	9	4	2	No	Fair
3616	<i>Eucalyptus sideroxylon</i>	red ironbark	10, 9	3	1	Yes	Fair
3617	<i>Eucalyptus sideroxylon</i>	red ironbark	9, 7, 7	2	1	Yes	Poor
3618	<i>Eucalyptus sideroxylon</i>	red ironbark	7	1	1	No	Poor
3619	<i>Eucalyptus sideroxylon</i>	red ironbark	10	4	1	No	Fair
3620	<i>Eucalyptus sideroxylon</i>	red ironbark	6	3	1	No	Fair
3621	<i>Washingtonia robusta</i>	Mexican fan palm	20	4	4	Yes	Good

Appendix D. Representative Photos



Photo 1. Row of Italian cypress (*Cupressus sempervirens*) along the northern site boundary. Tree #3557 is in the foreground.



Photo 2. Tree #3221, Mexican fan palm (*Washingtonia robusta*), in a stand of red ironbark (*Eucalyptus sideroxylon*).



Photo 3. A stand of red ironbarks with an individual Mexican fan palm at right and Chinese hackberry (*Celtis sinensis*) in foreground (trees #3588–3592).