ARBORIST REPORT

February 24, 2021
Rev. #2 December 7, 2021
Rev. #3 May 3, 2022
5817.00

PROJECT

918 Rich Ave.
Mountain View, CA
For Landscape Architectural Plan Set dated 12/07/2021

PREPARED FOR

Ardenview Homes LLC

PREPARED BY

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

TABLE OF CONTENTS

INTRODUCTION AND OVERVIEW

HMH was contracted to complete a survey, assessment and arborist report for trees located within the limit of work illustrated on Exhibit A. This report references the Landscape Architectural plan set dated 12/07/2021. The project site encompasses a vacant lot parcel that is approximately .72 acres in size. There are residential properties surrounding the project site and one frontage street access from Rich Ave. 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.

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 5 trees located within the limit of work outlined in Exhibit A. Three (3) of the trees inventoried are classified as heritage trees under the City of Mountain View Tree Removal permit. As of the date of this revised report tree number 5 has fallen over and has been removed as a dead tree.

A heritage tree is:
Single Trunk - 48 inches or more in circumference at 4 ½ feet above ground; or
Multi-trunk - The combined measurements of each trunk circumference (just below the first major trunk fork) add up to 48 inches or more; or
Any Quercus (oak), Sequoia (redwood) or Cedrus (cedar) with a circumference of 12" measured at 4 ½ feet above natural grade; or
A tree or grove of trees designated as "heritage" by the City Council.

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: *Platanus x hispanica* (London Plane Tree)
Quantity: 1 (Tree #7)
Observations / Recommendations:

The London Plan Tree also appears to be a volunteer but has developed a dominate leader and has an established crown. However, it proximity to the neighboring wood fences will cause a conflict as the trunk of the tree grows outward. This tree is also in a future utility development area and conflicts with the new improvements. This tree should be removed.

Species: *Quercus agrifolia* (Coast Live Oak)
Quantity: 3 (Trees #4,5,6)
Observations / Recommendations:

The coast live oaks trees are large mature specimens that are in moderate to poor shape. They all have structural defects and some crown die back. Many have co dominate branching with no central leader or leaders that have been removed near the base of the tree. Defoliation on many show signs of decline and stress. There are some open cavities on trees 5 and 6 that show some internal decay. Tree 5 has been removed as it has fallen over and is dead. Depending on the site plan these trees could be kept as they are on the very perimeters of the site. A tree maintenance company could be consulted on additional maintenance recommendations would be needed to return these trees to some sort of vigor. Due to the extent of development around these trees and the risk of failure these trees should be removed.

Species: *Ulmus parvifolia* (Chinese Elm)
Quantity: 1 (Tree #3)
Observations / Recommendations:

The Chinese Elm tree is a volunteer and has no dominate leader or structure. This tree is also in a future utility development area and conflicts with the new improvements. This tree should be removed.

TERMS AND CONDITIONS

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

1. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. HMH assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. HMH 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. HMH 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. HMH does not take responsibility for any root defects, which could only have been discovered by such an inspection.
3. HMH 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 HMH or in the schedule of fees or contract.
4. HMH guarantees no warrantee, 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 HMH, 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 HMH 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

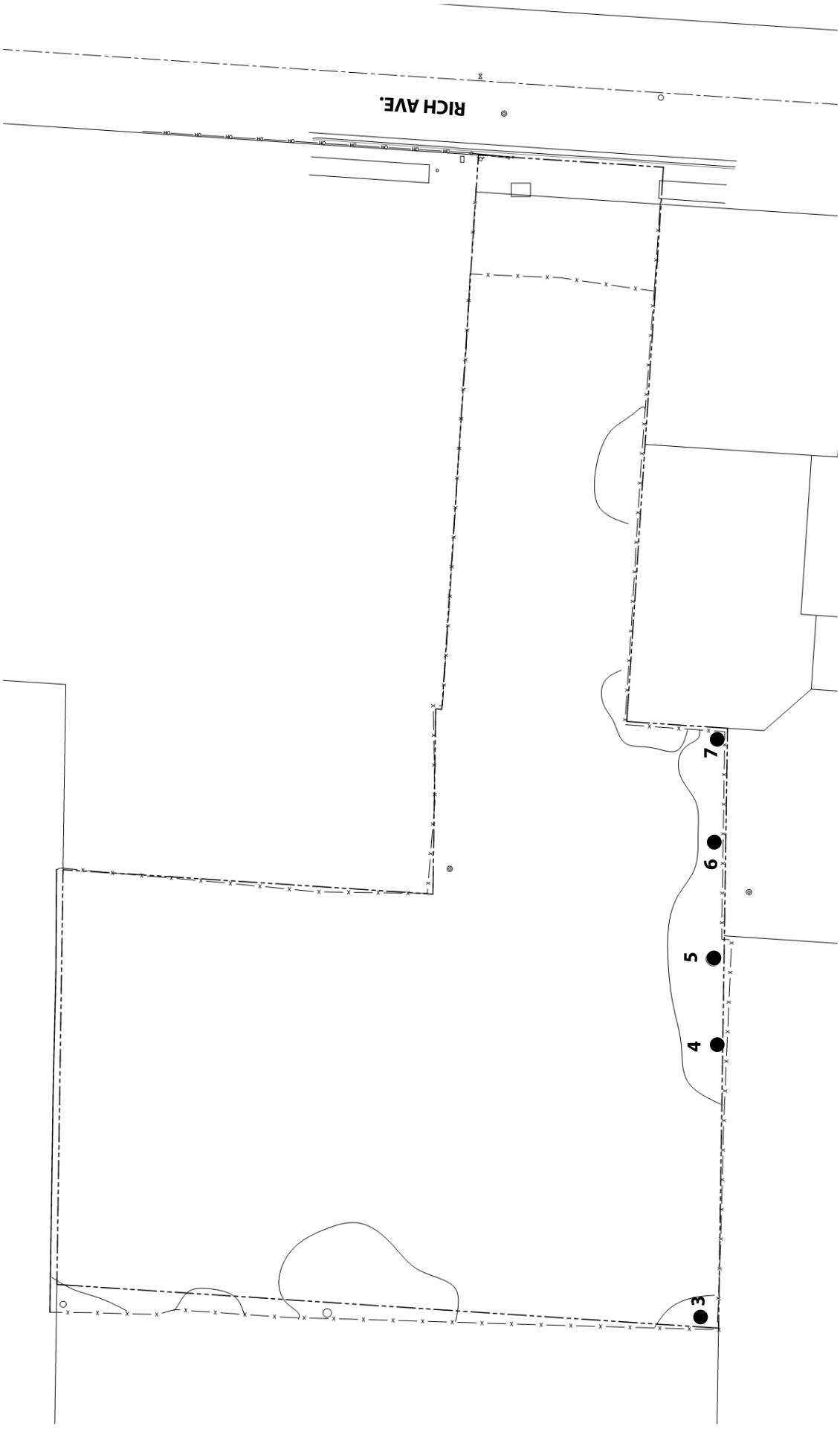


TABLE 2 - EVALUATION SUMMARY

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

DBH MEASUREMENT HEIGHT: 54"

Date of Evaluation: 2/17/2021

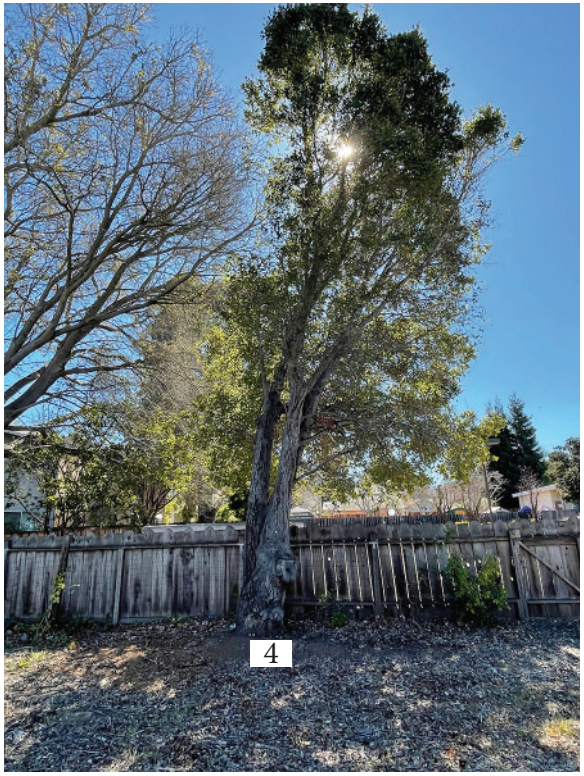
Suitability for Preservation is based on the following		
Good - Trees with good health and structural stability that have the potential for longevity at the site.		
Moderate - Trees in somewhat declining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require 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.
	Heritage Tree	Heritage Trees. A heritage tree is: Single Trunk - 48 inches or more in circumference at 4 ½ feet above natural grade; or Multi-trunk - The combined measurements of each trunk circumference add up to 48 inches or more, measured just below the first major trunk fork; or three species of trees: Quercus (oak), Sequoia (redwood) or Cedrus (cedar) with a circumference of 12" measured at 4 ½ feet above natural grade; or a grove(s) of trees designated as "heritage" by the City Council.

TREE #	BOTANICAL NAME	COMMON NAME	CANOPY (FEET)	DBH (INCHES)	CIRCUMF-ERENCE (INCHES)	HERITAGE TREE	HEALTH	PRESERVATION SUITABILITY	SAVE / REMOVE	NOTES
1	*Not used*									
2	*Not used*									
3	*Ulmus parvifolia*	Chinese Elm	16	13.0	41	NO	2	Poor	REMOVE	MULTI-TRUNK, VOLUNTEER
4	*Quercus agrifolia*	Coast Live Oak	24	36.0	113	YES	3	Poor	REMOVE	CD,SD, CDB
5	*Quercus agrifolia*	Coast Live Oak	32	57.0	179	YES	0	Poor	REMOVE	Dead
6	*Quercus agrifolia*	Coast Live Oak	32	50.0	157	YES	2	Poor	REMOVE	MULTI-TRUNK, CD, SD, CDB
7	*Platanus x hispanica*	London Plane Tree	8	4.0	13	NO	3	Moderate	REMOVE	

TABLE 1 - TREE QUANTITY SUMMARY

Tree Quantity by Species		
Species	**Quantity**	**% of Site**
Platanus x hispanica	1	20%
Quercus agrifolia	3	60%
Ulmus parvifolia	1	20%
Total Trees	**5**	**100%**


3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