Appendix B

Arborist Report

ARBORIST REPORT-

Tree Survey, Construction Impact Assessment & Tree Protection Plan

1334 & 1348 Miller Avenue
APN: 377-25-053 & 377-25-055
San Jose
9/13/2021

Prepared for:

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SUMMARY

This report provides the following information:

1. A summary of the health and structural condition of 56 trees.
2. A preliminary evaluation of anticipated construction impacts to the trees.
3. Recommendations for retention or removal of assessed trees based on their condition and anticipated construction impacts.
4. Tree protection specifications to mitigate anticipated impacts to retained trees.

- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- A subdivision is proposed for two existing parcels. Six new homes are proposed.
- Fifty-six trees within or near the project limits of the two parcels were surveyed.
- Most of the trees will be highly impacted and their removal will be necessary to accommodate the project.
- Most of the street trees fronting the property, will be moderately impacted and can be incorporated into the project.
- The street trees moderately impacted will need mitigation methods to reduce construction impacts.
- Replacement tree(s) will be required for trees recommended for removal.

Background

Plans will be submitted to the City of San Jose Planning Department, for construction of six new home at 1334 & 1348 Miller Avenue. Ms. Fanyu Zhou, Project Manager at TDDGUS Design Group requested my services, to assess the condition of fifty-six trees within or near the project limits, the construction impacts that may affect them, and provide tree protection specifications for retained trees. Further, to provide a report with my findings and recommendations to meet City of San Jose planning requirements.

Assignment

Provide an arborist report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter, height and canopy diameter spread), condition (health and structure), and suitability for preservation ratings.

To complete this assignment, the following services were performed:

- **Tree Resource Evaluation:** Inventory, evaluate and assign suitability for preservation ratings for subject trees.
- **Plan Review: Reviewed provided plans including**: Site Development Plan set for 1334 & 1348 Miller Ave., by TDDGUS Design Group , dated 8/17/2021.
- **Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts, to provide recommendations for removal or retention of trees.
- **Mapping:** Tree canopies were plotted onto: Existing Site Topographic & Boundary Plan by Bayland Consulting, dated 4/29/2021, and a Tree Location Map, Sheet T1, was created. Street trees were plotted onto: Preliminary Landscape Plan, by ANYI Landscape Studio, dated 9/7/2021, and a Tree Protection Plan, sheets T2 & T3, was created.

Limits of the Assignment

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection on 9/7//2021.
The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in questions may not arise in the future.

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 developer, their agents, and the City of San Jose as a reference for existing tree conditions and to help satisfy the City of San Jose planning requirements.

Resources

All information within this report is based on site plans as of the date of this report.
Resources are as follows:

- *Site Development Plan Set,* for 1334 & 1348 Miller Ave., by TDDGUS Design Group , dated 8/17/2021.
- Site Visit, Tree Inventory & Condition Evaluation on 9/7/2021, at 1334 & 1348 Miller Ave.
- City of San Jose Municipal Code **–** City of San Jose – Chapter 13.28 *Street Trees, Hedges and Shrubs,*(Applicable sections), & Chapter 13.32 – *Tree Removal Controls,* (Applicable sections).

OBSERVATIONS

The two parcels are side by side lots with a flat grade. I surveyed fifty-six trees, represented by about 15 different species. Twenty-six trees were “ordinance size” trees and are regulated by City of San Jose ordinance. An “ordinance size” tree is any tree 12 inches or greater in diameter measured at 4.5 feet above grade. A multi-trunk tree is “ordinance size” if the combined measurement of all trunks is equal to, or greater than 12-inches in diameter.

Six street trees flank the lots, and only a few ‘private' trees are in the front yards of the existing homes. Street trees Per the Municipal Code Section 13.28.010:*“A "street" shall mean a public right-of-way owned by the City of San José whose primary function is to carry vehicular traffic and shall also include sidewalks, park strips and tree planting easements. ”A “street tree” is any tree planted along a public street.”*

The street trees include three London plane, a valley oak, and a coast live oak. The London plane trees, T15, T16 & T7, front 1348 Miller Avenue and grow in a park strip planter between the street and the sidewalk, (Image #1).



Image #1 – Trees T15, T16 & T17, London plane, street trees in park strip planter.

The three mature plane trees are in fair condition, and all are structurally sound.

One mature valley oak, T2 fronts 1334 Miller Avenue, and a young coast live oak, T1, has a canopy that overlaps the driveway. Both oaks grow in a 5'X5' sidewalk cutouts.(Image #2)



Image #2- Trees T1, coast live oak and T2, valley oak.

Tree T1, coast live oak is in good condition, and the valley oak, T2 is in fair condition. The valley oak has multiple co-dominant trunks with the same attachment point, two limb tear outs, and surface roots are lifting the adjacent sidewalk.

The remaining street tree, T1-A, a mature coast live oak grows in the front yard of the property adjacent to 1348 Miller Avenue, (Image #3).



Image #3- Tree T1-A, coast live oak. Grows on property adjacent to 1348 Miller Avenue.

The very large, mature coast live oak has a canopy that overhangs the applicant's property by 10 feet. The oak is in good condition.

A few of the larger “ordinance size” trees growing on the two properties include a coast live oak, a liquidambar and an elm.

The coast live oak grows in the backyard of 1334 Miller Avenue, (Image #4)



Image #4 – Trees T8, coast live oak.

The oak is in good condition, with a well-developed branching structure.

A mature liquidambar is in fair condition, (Image #5)



Image #5 – Tree T6. The trunk has been topped and there is minimal branching structure.

The trunk of the liquidambar has been topped and the tree has minimal branching structure.

An elm grows in the back yard of 1348 Miller Avenue, (Image #6).



Image #5 – Tree T22, elm.

The elm is in fair health, but the tree has a significant structural defect, (Image #7)



Image #7 – Tree T22, elm. Note the large trunk cavity with wood decay present.

The elm has a cavity with significant wood decay. The defect is at the attachment point of multiple co-dominant leaders, which focuses stress at the defect, leading to an increased chance of failure.

There are several “ordinance size” trees on adjacent properties with canopies that overhang the applicant’s property.

A large, mature coast live oak overhangs into the property at 1334 Miller Avenue, (Image #8).



Image #8 – Tree T2-A, coast live oak.

The oak is in good condition. About 10-feet of canopy overhangs the applicant property.

A row of seven coast redwood grows at the back of both lots, (Image #9).



Image #10 – Row of coast redwood growing on the adjacent property.

Most of the redwoods have canopies that overhang the applicant's property by 5-10 feet, (Image 11)



Image #11 – Row of coast redwood showing overhanging canopies.

The redwoods are showing significant water deficit as evidenced by browning needles and thin foliar canopy density. Many of the trees overhang the applicant's property.

Most of the remainder of the trees on the two properties are fruit trees, in fair or poor condition. Three fruit trees are dead, while many have significant areas of wood decay and are in poor condition.

There are also an assortment of other ornamental trees including Hollywood juniper, Japanese black pine, podocarpus, magnolia, redbud and ornamental olive. Most of these trees are in fair condition.

DISCUSSION

Species List - Protected Trees

TOTAL SUBJECT TREES: 26 Trees

1	valley oak	(*Quercus lobata*)
4	coast live oak	(*Quercus agrifolia*)
3	London plane	(*Platanus x hispanica*)
3	Hollywood juniper	(*Juniperus chinensis 'Torulosa'*)
2	liquidambar	(*Liquidambar styraciflua*)
7	coast redwood	(*Sequoia sempervirens*)
1	magnolia	(*Magnolia spp*.)
1	olive	(*Olea europaea*)
1	plum	(*Prunus spp.*)
1	apricot	(Prunus spp.)
1	elm	(*Ulmus spp*.)
1	purple-leaf plum	(*Prunus cerasifera*)

A complete list of trees is in Appendix A – Tree Assessment Chart.

Tree Evaluation and Recording Methods

Site evaluations were made on 9/7/2021. *The inventory included all trees within the project limits.* The health and structural **condition** of each tree was assessed and recorded. Based on the trees health and structural condition, each trees **suitability for preservation** was rated and recorded. The recorded data is included in the *Tree Assessment Chart, Appendix A,* of this report. Detailed criteria for each assessment rating category are included in Appendix B – *Criteria for Tree Assessment Chart.*

Condition Rating - Protected Trees

A trees condition is determined by an assessing both the **health** and **structure**, then combining the two factors to reach a *condition rating*. Tree condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair or poor), is indicated below:

Tree Condition Rating

- Good - 3
- Fair - 19
- Poor - 4

Suitability for Preservation - Protected Trees

A trees suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair or poor. The quantity of trees assigned to each category (good, fair or poor), is listed below.

Suitability Rating

- Good - 3
- Fair – 19
- Poor - 4

Tree Protection Zone

The tree protection zone (TPZ), is a defined area (radius from trunk), within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. *The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances.* Tree protection may also involve the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions* – Appendix E.

Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the *Tree Assessment Chart – Appendix A,* which indicates the optimal Tree Protection Zone for each tree.

Additional general tree protection guidelines are included in *Tree Protection Guidelines & Restrictions* – Appendix G.

Critical Root Zone

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter than the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

Root Disturbance Distance

No one can estimate and predict with absolute certainty what distance from a tree, a soil disturbance such as excavation for construction should be, to ensure it will not significantly affect tree stability or health. Or to what degree, (low, moderate or high), a tree might be impacted. There are simply too many variables involved that we cannot see or anticipate. However, three times the D.B.H. (diameter at breast height), is a widely accepted minimum used in the industry for root disturbance, *on one side of the trunk*, and is supported by several research studies including (Smiley, Fraedich & Hendrickson 2002, Bartlett Tree Research Laboratories). This distance is often used during the design and planning phases of a project in order to estimate root loss due to construction activities. This distance is a guideline only and should be increased for trees with significant leans, decay or other structural problems.

The ISA, International Society of Arboriculture- Root Management (2017) publication recommends, “cutting roots at a distance greater than six times the trunk diameter (DBH) minimizes the likelihood of affecting both health and stability. This recommendation is given further direction by the companion publication, A.N.S.I. (*American National Standard*) A300 (Part 8)- 2013 Root Management, when roots are cut in a *non-selective* manner, i.e. in a straight line on one side of a tree. It says, if the cutting is “within six times the trunk diameter (DBH), mitigation shall be recommended”. Further, A.N.S.I. recommends the “minimum distance from the trunk for root cutting should be adjusted according to trunk diameter, species tolerance to root loss, tree age, health and site condition”.

In general, root cutting that occurs at a distance less than six times the diameter of a tree should be undertaken by hand digging and hand (or Sawzall), root pruning. These methods help mitigate root loss impacts.

Construction Impacts to Protected Trees

The existing two parcels will be subdivided into six lots, with one new home on each lot. Home envelopes will extend to, or near setback limits. Most existing trees are within the home envelope footprint. Additionally, some trees will be within the footprint of the new access road, driveways, sidewalks or entry walkways. Therefore, most existing trees will be highly impacted by this project, and their removal will be necessary.

The street trees and possibly one private tree, T8, coast live oak, 25” diameter, (Images #12 & #4), are the only trees recommended for incorporation into the project.

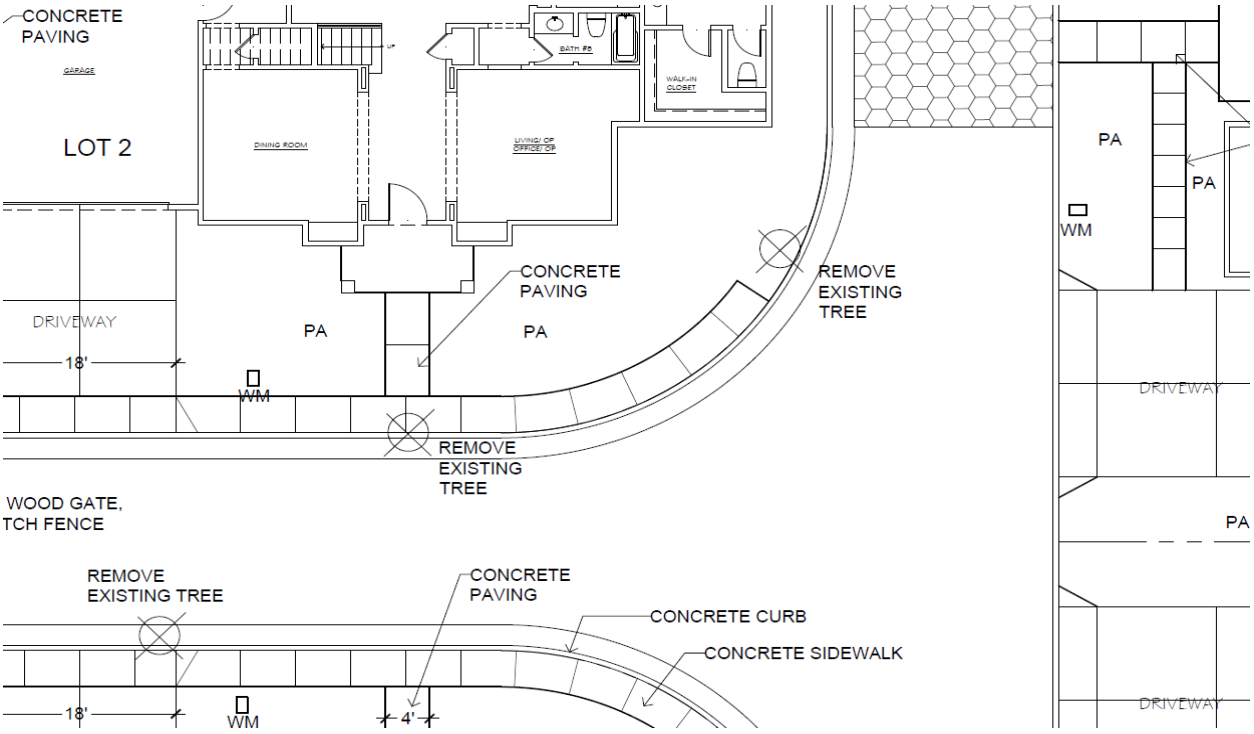


Image #12 – Tree T8, coast live oak. Tree is located at edge of proposed access road and gutter.

Use of permeable pavers, and a modification of the street radius, to reduce root loss impacts, may allow retention of oak tree T8. Elimination of a few sections of sidewalk would also reduce root loss impacts to the tree.

The oak would need a minimum of five feet clearance from the trunk of undisturbed area to consider this modification.

If retained, the tree would also need clearance pruning from the home on Lot 2, and possible crown raising for emergency fire vehicles using the access road.

Construction Impacts to Protected Trees, Continued:

One street tree, T15, London plane, 36” diameter, shown on the site plan for removal, (Image #13), could be retained, depending on the size, number and location of significant roots found during demolition of the existing hardscape.

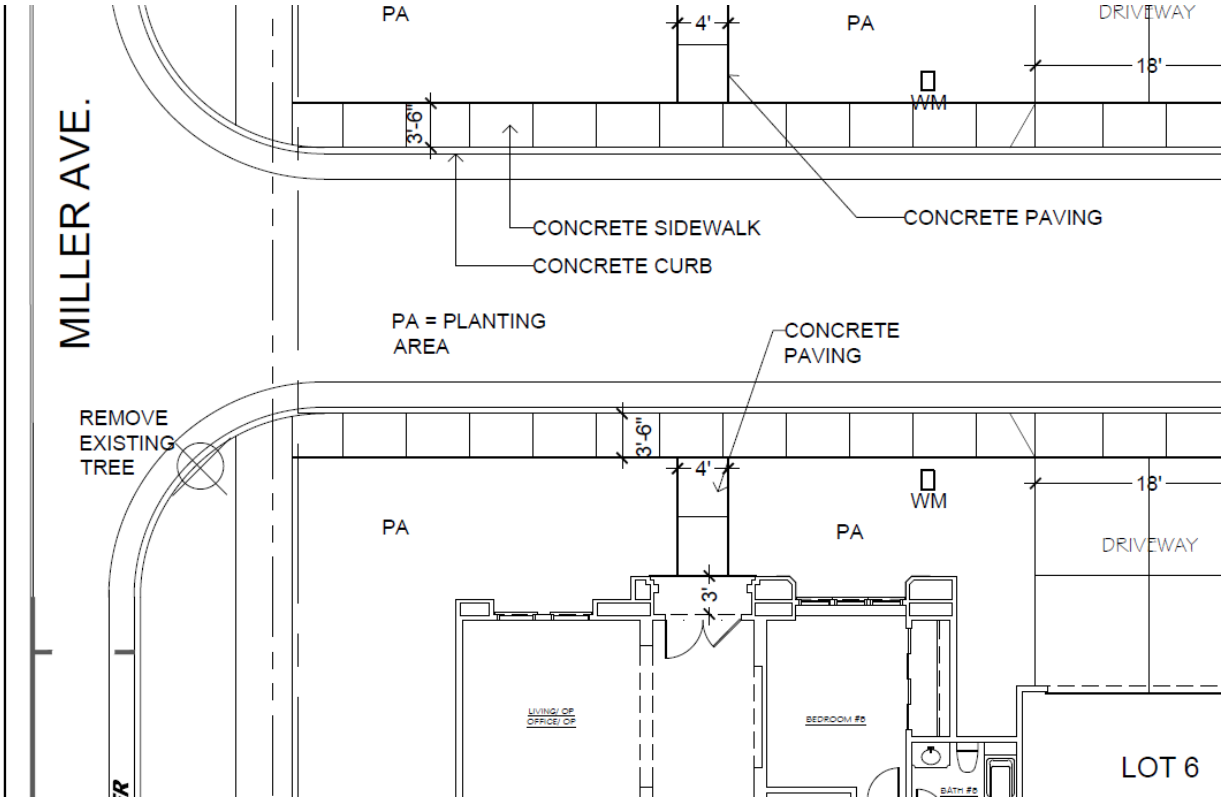


Image #13 – Tree T15, London plane, street tree. Tree is located at edge of access road entry from Miller Avenue.

Additionally, if site constraints allow a modification of the access road entry location or radius, root losses due to construction impacts could be reduced.

Impact Level – Protected Trees

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate, high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating

- Low - 8
- Moderate – 5
- High - 13

Protected Trees Recommended for Removal Due to Construction Impacts

Thirteen Trees –

T3,T4, T18, Hollywood juniper, T6, liquidambar, T8, coast live oak, T9, fig, T12, plum, T13, apricot, T14, loquat, T15, London plane, T22, elm T23, magnolia, & T24, olive.

Mitigation Measures for Retained Trees

The trees retained on this project will require some or all the following methods to protect them from the impacts described above and to minimize root loss during the construction phases.

- Tree Protection Fencing (all trees).
- Hand trenching.
- Supervised root pruning.

Tree protection specifications are included on the **Tree Protection Plan, Sheets T2 and T3. This plan sheet shall become an element of the final plan set.**

Tree Protection Specifications & Recommended Sequence

(These specifications are included on the Tree Protection Plan, sheet T2)

Demolition Phase:

1. Clearance Pruning – If clearance pruning is performed for trees T2, valley oak, T16 & T17, London plane, or T1-A & T2-A coast live oak, it shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA), and the American National Standards Institute, Safety Requirements in Arboriculture Operations ANSI Z133-2017. Contractor licensing and insurance coverage shall be verified. No limbs greater than 4" in diameter shall be removed.
2. Tree Protection Fencing - Install Tree Protection Fencing, in location indicated on Tree Protection Plan Sheet T1, prior to beginning of demolition.

Construction Phase:

1. Utilities / Sewer, Water or Electrical – Any excavation for a utility line that is within the canopy dripline of any retained trees, shall be by hand methods. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, the root shall be retained with the root "bridging" the trench, and the pipe shall be installed under or over the root.
2. Sidewalk/Curb & Gutter or Access Road – Any sidewalk, curb and gutter, or access road work done within the canopy dripline of street trees T1, coast live oak,T2, valley oak, T16 &T17, London plane or T1-A, coast live oak shall be done by hand methods and **under supervision of the Project Arborist**. Removal of asphalt or concrete shall be done with a jack hammer, and pieces hand loaded. Excavation for any new sidewalk, curb and gutter, or access road work shall be accomplished by hand methods (*see tree protection plan Sheet T1, for location*). The depth of the trench shall equal the depth required for excavation of the new element. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned **under supervision of the Project Arborist.** Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, Pre-Construction Root Pruning.

Tree Replacement Requirements

The City of San Jose requires that trees that are removed be replaced. The section below describes replacement requirement.

13.32.110 - Action on a Permit.
C. The Director or the Planning Commission on appeal, if applicable, shall impose as a condition on the issuance of any permit for the removal of any tree the requirement that a suitable replacement tree or trees as determined by the Director or the Planning Commission on appeal be or cause to be provided, installed and maintained, at no cost to the City: on-site by the permittee; or if on-site replacement is not feasible, at another site within the City of San José in the manner determined by the Director or the Planning Commission on appeal.

D. **The replacement tree requirement set forth in this Section shall be roughly proportionate** to the tree replacement needed to alleviate and address the burdens and other impacts created by allowing the removal of the tree or trees under the permit.

E. On-site tree replacement shall include a requirement that any on-site replacement tree that fails within three years after planting shall be promptly replaced. Off-site replacement shall include similar assurance of longevity of the replacement tree(s).

Note: Trees greater than 12-inches diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

CONCLUSION

- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- A subdivision is proposed for two existing parcels. Six new homes are proposed.
- Fifty-six trees within or near the project limits of the two parcels were surveyed. Most of the trees will be highly impacted and their removal will be necessary to accommodate the project. Trees recommended for removal include thirteen, “ordinance size” trees T3,T4, T18, Hollywood juniper, T6, liquidambar, T8, coast live oak, T9, fig, T12, plum, T13, apricot, T14 loquat, T15, London plane (street tree), T22, elm, T23, magnolia, & T24, olive.
- Most of the street trees fronting the properties will be moderately impacted and can be incorporated into the project, this includes street trees T1, coast live oak,T2, valley oak, T16 &T17, London plane, and T1-A, coast live oak.
- The street trees moderately impacted will need mitigation methods to reduce construction impacts, as shown on Tree Preservation Plan, sheets T2 and T3.
- Replacement trees will be required as replacement for “ordinance size” trees recommended for removal.

RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Remove highly impacted trees recommended for removal.
3. Plant replacement trees as required according to City of San Jose Mitigation Requirements, section,13.32.110 - *Action on a Permit.*

Respectfully submitted,

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1334 & 1348 Miller Avenue, San Jose

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

Retention or Removal Code:

RT: Retain Tree
RI: Remove Due to Construction Impacts

I.M. Impacts Can Be Mitigated With Pre-Construction Treatments
R.C. Remove Due to Condition

Regulated Tree City of San Jose, Chapter 13:32 - Ordinance Size Tree - Any tree 12 inches or greater in diameter measured at 4.5 feet above grade. Multi-trunk is combined measurement of all trunks. Any tree regardless of size located on multifamily, commercial or industrial property.

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Ordinance Size Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
Trees on 1334 Miller Avenue											
T1	coast live oak (*Quercus agrifolia*)	9"	Yes (Street Tree)	20'X10'	Good	Good	Good	5'	Moderate (Root loss, excavation)	R.T.	Street Tree. In 5'X5' sidewalk cutout adjacent to applicant property. Canopy overhangs applicants property by 5'.
T2	valley oak (*Quercus lobata*)	17"	Yes	35'X30'	Fair	Fair	Fair	15'	Moderate (Root loss, excavation)	R.T.	Street Tree. In 5'X5' cutout. Canopy overhangs into applicants property by 20'. Multiple co-dominant trunks with same attachment point at 8' above grade. 2 each 5" diameter limb tear outs. Surface roots lifting sidewalk. Sidewalk has been previously ground to reduce trip hazard.

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Ordinance Size Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T3	Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	9",4",4"	Yes	10'X5'	Fair	Fair	Fair	5'	High (Within grading limits)	R.I.	
T4	Hollywood juniper	6",5",4",4", 4"	Yes	10'X5'	Fair	Fair	Fair	5'	High (Within grading limits)	R.I.	
T5	podocarpus *(Podocarpus macrophylla*)	4"	No	10'x3'	Good	Fair	Fair	5'	High (Within grading limits)	R.I.	
T6	liquidambar *(Liquidambar styraciflua*)	15"	Yes (Unsuitable species)	40'X10'	Fair	Poor	Poor	10'	High (Within grading limits)	R.I.,R.C.	Unsuitable species. Trunk topped at 20' above grade. Minimal branching structure.
T7	redbud (*Cistus spp* .)	8"	No	25'X10'	Poor	Poor	Poor	5'	High (Within grading limits)	R.I.,R.C.	Missing bark with significant vertical crack on lower trunk. Significant water deficit symptoms.
T8	coast live oak	25"	Yes	45'X40'	Good	Good	Good	20'	Moderate - High (Root loss, excavation)	R.I.	< 1' from new curb and gutter. Good specimen.

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Ordinance Size Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T9	fig (*Ficus carica*)	15"	Yes	15'X15'	Fair	Fair	Fair	8'	High (Within grading limits)	R.I.	
T10	persimmon (*Diospyros kaki*)	8"	No	15'X15'	Good	Good	Good	8'	High (Within grading limits)	R.I.	
T11	apple (*Malus spp* .)	6",5"	No	10'X10'	Fair	Poor	Poor	5'	High (Within grading limits)	R.I.,R.C.	Significant decay in trunk.
T12	plum (*Prunus spp.*)	8",6"	Yes	10'X10'	Poor	Poor	Poor	5'	High (Within grading limits)	R.I.,R.C.	Significant decay in trunk.
T13	apricot (*Prunus spp.*)	13"	Yes	10'X15'	Poor	Poor	Poor	8'	High (Within grading limits)	R.I.,R.C.	Significant decay in trunk.
T14	loquat (*Eriobotrya japonica*)	7", 6"	Yes	20'X15'	Fair	Fair	Fair	8'	High (Within grading limits)	R.I.	Strong trunk lean. Poor planting location 2' from fence line.

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Ordinance Size Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
Trees on 1348 Miller Avenue											
T15	London plane (*Platanus x hispanica*)	36"	Yes	60'X50'	Fair	Good	Fair	20'	Moderate - High (Root loss, excavation)	R.I.	Street tree. In park strip between sidewalk and street. Canopy overhangs applicant property by 30'. One 10" diameter limb over existing driveway is 18' above grade.
T16	London plane	16"	Yes	45'X30'	Fair	Good	Fair	15'	Moderate (**Root loss**-excavation)	R.T.	Street tree. In park strip between sidewalk and street. Canopy overhangs applicant property by 15'.
T17	London plane	18"	Yes	45'X30'	Fair	Good	Fair	15'	Moderate (**Root loss**-excavation)	R.T.	Street tree. In park strip between sidewalk and street. Canopy overhangs applicant property by 15'.
T18	Hollywood juniper	11",9"	Yes	15'X15'	Fair	Fair	Fair	16'	High (Within grading limits)	R.I.	
T19	podocarpus *(Podocarpus macrophylla*)	4"	No	10'X3'	Good	Fair	Fair	5'	High (Within grading limits)	R.I.	
T20	Japanese black pine (*Pinus thunbergii*)	7"	No	10'X5'	Good	Good	Good	5'	High (Within grading limits)	R.I.	

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1334 & 1348 Miller Avenue, San Jose

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Ordinance Size Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T21	Japanese black pine	9"	No	15'X10'	Fair	Fair	Fair	5'	High (Within grading limits)	R.I.	
T22	elm (*Ulmus spp* .)	14"	Yes	20'X20'	Fair	Poor	Poor	10'	High (Within grading limits)	R.I., R.C.	Significant area of wood decay in trunk at attachment point of multiple scaffolds.
T23	magnolia (*Magnolia spp.*)	9",8"	Yes	20'X20'	Fair	Fair	Fair	10'	High (Within grading limits)	R.I.	
T24	olive (*Olea europaea*)	6",4",4"	Yes	15'X10'	Fair	Fair	Fair	10'	High (Within grading limits)	R.I.	
T25	coast live oak	5",4"	No	20'X10'	Fair	Poor	Poor	5'	High (Within grading limits)	R.I.,R.C.	Trunk butts against adjacent olive.
T26-T45	fruit tree orchard	4"-11"	No	8'-15'X 5'-15'	Varies: Fair-Poor	Varies: Fair-Poor	Varies: Fair-Poor	8'	High (Within grading limits)	R.I.and/or R.C.	Fruit tree orchard (20 total trees), is in back half of property. Many trees have significant water deficit symptoms. 3 trees dead, remainder in poor or fair condition.

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Ordinance Size Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
Trees on adjacent properties											
T1-A	coast live oak	28"	Yes	45'X35'	Good	Fair	Good	20'	Moderate (Root loss, excavation, Canopy loss, clearance pruning)	R.T.	Street tree. In ROW, on home side of sidewalk, 10' from applicant property line. All scaffolds have same attachment point at 12' above grade. Canopy overhangs applicants property by 10'. Clearance pruning of two 4" dia. limbs and one 3" dia. limb. May be necessary.
T2-A	coast live oak	36" (Estimated)	Yes	50'X45'	Good	Good	Good	25'	Low (Canopy loss, clearance pruning)	R.T.	Approximately 20' from applicant property. One 6" diameter limb overhangs applicant property at 12' above grade. Remainder of canopy overhangs 10' at 20' above grade.
T3-A	coast redwood (*Sequoia sempervirens*)	20" (Estimated)	Yes	60'X15'	Fair	Good	Fair	10'	Low	R.T.	Canopy overhangs applicant property 10' at 10' above grade. Water deficit symptoms, browning needles.
T4-A	coast redwood	20" (Estimated)	Yes	60'X20'	Fair	Good	Fair	10'	Low	R.T.	Canopy overhangs applicant property 10' at 10' above grade. Water deficit symptoms, browning needles.
T5-A	coast redwood	Clump of 4 stems , ave. 4"	Yes	30'X10'	Fair	Fair	Fair	10'	Low	R.T.	Canopy overhangs applicant property 3' at 10' above grade. Water deficit symptoms, browning needles.

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Ordinance Size Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
Trees on adjacent properties											
T6-A	coast redwood	12" (Estimated)	Yes	45'X10'	Poor	Fair	Poor	10'	Low	R.T.	Canopy overhangs applicant property 5' at 20' above grade. Severe water deficit symptoms, browning needles.
T7-A	coast redwood	24" (Estimated)	Yes	55'X10'	Fair	Good	Fair	10'	Low	R.T.	Canopy overhangs applicant property 5' at 20' above grade. Moderate water deficit symptoms, browning needles.
T8-A	coast redwood	6" (Estimated)	No	30'X5'	Fair	Fair	Fair	10'	Low	R.T.	Canopy overhangs applicant property 3' at 10' above grade. Moderate water deficit symptoms, browning needles.
T9-A	coast redwood	30" (Estimated)	Yes	65'X15'	Fair-Poor	Good	Fair	10'	Low	R.T.	Canopy overhangs applicant property 10' at 10' above grade. Moderate water deficit symptoms, browning needles.
T10-A	purple-leaf plum (*Prunus cerasifera*)	12" (Estimated)	Yes	30'X15'	Good	Fair	Fair	8'	Low	R.T.	Canopy overhangs applicant property (One 4" diam. limb), 10' at 20' above grade.
T11-A	liquidambar	12" (Estimated)	No	35'X10'	Good	Fair	Fair	8'	Low	R.T.	Canopy overhangs applicant property (One 2" diam. limb), 8' at 25' above grade.

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APPENDIX B – CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the *Tree Assessment Chart, Appendix A.*

Trunk Diameter and Number of Trunks:

Trunk diameter as measured at 4.5 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 4.5 feet above grade.

Health Ratings:

Good: A healthy, vigorous tree, reasonably free of signs and symptoms of disease

Fair: Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor

Poor: Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

Structure Ratings:

Good: No significant structural defects. Growth habit and form typical of the species

Fair: Moderate structural defects that might be mitigated with regular care

Poor: Extensive structural defects that cannot be abated.

Suitability for Preservation Ratings:

Rating factors:

Tree Health: Healthy vigorous trees are more tolerant of construction impacts such as root loss, grading and soil compaction, then are less vigorous specimens.

Structural integrity: Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

Tree Age: Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

Species response: There is a wide variation in the tolerance of individual tree species to construction impacts.

Rating Scale:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or 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.

Construction Impacts:

Rating Scale:

High: Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and /or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.

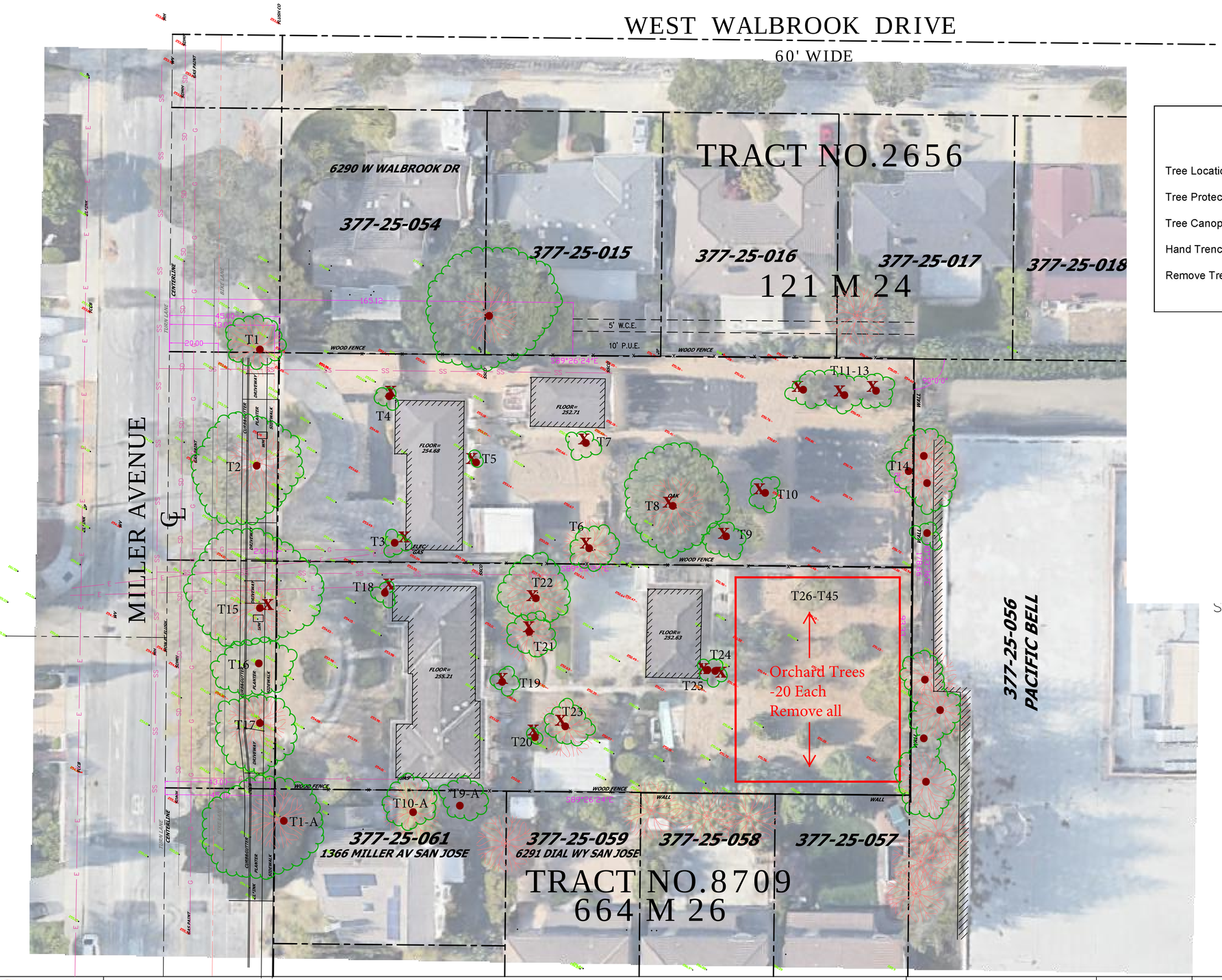
Moderate: Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.

Low: Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.

None: Development elements will have no impact on the health and stability of the Tree.

Tree Protection Zone (TPZ):

Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.



Legend

- Tree Location
- Tree Protection Fencing
- Tree Canopy Extents
- Hand Trenching & Root Pruning
- Remove Tree

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Tree LocationMap

1334 & 1338 Miller Avenue, San Jose

Sheet T1 of 3 Sheets

K.F.
9/13/2021

APN: 377-25-053 & 377-25-005

Base map provided by Bayland Consulting, Santa Clara, CA

T1 COAST LIVE OAK
DBH 9"

USE TRUNK WRAP TO PROTECT TREES T1 & T2

T2 VALLEY OAK
DBH 17"

S89°26'24"E 10' P.U.E.

6" TALL REDWOOD FENCE

6' TALL WOOD FENCE

PA = PLANTING AREA

BIORETENTION AREA

LOT 1

LOT 2

FIRST FLOOR

CONCRETE PAVING

DRIVEWAY

REMOVE EXISTING TREE

36" WOOD GATE, MATCH FENCE

CONCRETE SIDEWALK

CONCRETE CURB

MILLER AVE.

T16 LONDON PLANE
DBH 16"

T17 LONDON PLANE
DBH 18"

T1-A COAST LIVE OAK
DBH 28"

LOT 5

LOT 6

GAS

WALL

CURB&GUTTER

PLANTER

SIDEWALK

LANE

TCCB

Legend

Tree Location	●
Tree Protection Fencing	----
Tree Canopy Extents	☁
Hand Trenching & Root Pruning	>>>>>>>>>>>>
Remove Tree	X

Tree Protection Specifications & Recommended Sequence

Demolition Phase:

1. **Clearance Pruning** – If clearance pruning is performed for trees T2, valley oak, T16 & T17, London plane, or T1-A & T2-A coast live oak, it shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA), and the American National Standards Institute, Safety Requirements in Arboriculture Operations ANSI Z133-2017. Contractor licensing and insurance coverage shall be verified. No limbs greater than 4" in diameter shall be removed.
2. **Tree Protection Fencing -** Install Tree Protection Fencing, in location indicated on Tree Protection Plan Sheet T1, prior to beginning of demolition.

Construction Phase:

1. **Utilities / Sewer, Water or Electrical** – Any excavation for a utility line that is within the canopy dripline of any retained trees, shall be by hand methods. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, the root shall be retained with the root "bridging" the trench, and the pipe shall be installed under or over the root.
2. **Sidewalk/Curb & Gutter or Access Road** – Any sidewalk, curb and gutter, or access road work done within the canopy dripline of street trees T1, coast live oak,T2, valley oak, T16 &T17, London plane or T1-A, coast live oak shall be done by hand methods and under supervision of the Project Arborist. Removal of asphalt or concrete shall be done with a jack hammer, and pieces hand loaded. Excavation for any new sidewalk, curb and gutter, or access road work shall be accomplished by hand methods (*see tree protection plan Sheet T1, for location*). The depth of the trench shall equal the depth required for excavation of the new element. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, **Pre-Construction Root Pruning**.

Base map provided by : ANYI Landscape Studio, Union City ,Ca

K.F.
9/13/2021

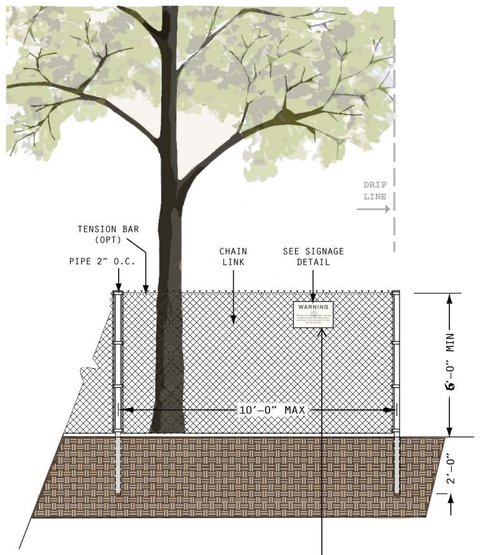
APN: 377-25-053 & 377-25-005

Sheet T2 of 3 Sheets

Tree Protection Plan

1334 & 1348 Miller Avenue, San Jose, Ca

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TREE PROTECTION FENCE DETAIL
ELEVATION VIEW

Warning

Tree Protection Zone

Keep Out

NOTICE: PROTECTIVE FENCING IS REQUIRED ON THIS JOB SITE.
REMOVAL OR DAMAGE OF THIS FENCING MAY RESULT IN A FINE

This sign must be prominently displayed. Fencing may not be moved or removed without permission of the Project Arborist.
During demolition and construction, all reasonable steps necessary to prevent damage, or the destruction of protected trees is required. Failure to comply with all precautions may result in a STOP WORK order being issue by the regulating agency.

No Entry without Project Arborist Authorization
Kurt Fouts –Arborist Consultant- 831 – 359 -3607

Tree Trunk Protection

All existing street trees will require trunk protection. Protect trees with either option below:
1. Preventing mechanical damage to the main trunk from equipment or hand tools can be accomplished by wrapping the main trunk with straw wattle, to a height of 6 feet. The wattle will create a porus barrier around the trunk and prevent damage to the vascular tissues underneath the bark. No nails are to be used to secure the wattle.
2. A minimum of 4 layers of orange plastic snow fencing, then a layer of 2X4 planks set on end, edge to edge and wrapped with a minimum of 4 additional layers of orange plastic snow fencing to a height of 6 feet.



Tree trunk protection wrap, option #2

PRE-CONSTRUCTION ROOT PRUNING

Excavation shall only occur within the TPZ (Tree Protection Zone), of retained trees, when designated by the Project Arborist. Excavations within (*or outside of the TPZ, as designated*), the Tree Protection Zone, will be executed by hand, in order to preserve roots two (2") inches in diameter or greater during the excavation process. All root pruning will be conducted under supervision of the Project Arborist. These activities will be documented, and a monitoring report will be provided to the City Arborist. Under direction of the Project Arborist, it may be necessary to temporarily remove the Tree Protection Fencing to allow access for root pruning activities.

Trenches for root pruning will be hand dug according to locations of the Tree Protection Plan sheet:

- Trenches will be dug one foot behind staking on tree side of stakes.
- The depth of the trench will equal the depth required for installation of the adjacent element.
- Cleanly prune any roots encountered 2 inches in diameter or smaller. Use loppers, hand saw or Sawzall. A sharp spade may be used for palm roots. The pruned roots should be covered with burlap layers or carpeting and kept moist until the trench is backfilled.
- If roots are encountered 2" in diameter or greater, the Project Arborist shall be notified, and a determination shall be made to prune the root or retain the root depending on site specific conditions.
- Reinstall the Tree Protection Fencing to its original location.

K.F
9/13/2021
APN: 377-25 -053 & 377 -25-005

Sheet T3 of 3 Sheets

Tree Protection Plan

1334 & 1348 Miller Avenue, San Jose, Ca

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Glossary of Terms

Basal rot: decay of the lower trunk, trunk flare, or buttress roots.

Canker: Localized diseased area on stems, roots and branches. Often sunken and discolored.

Critical Root Zone (CRZ): Area of soil around a tree where a minimum number of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of the DBH, but because root growth can be asymmetric due to site conditions, on-site investigation may be required.

Codominant branches/stems: Forked branches (or trunks), nearly the same size in diameter, arising from a common junction and lacking a normal branch union, may have included bark.

Crown: Upper part of a tree, measured from the lowest branch, including all branches and foliage.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measurement of trunk diameter at 4.5 feet above grade.

Frass: Fecal material and/or wood shavings produced by insects.

Included Bark Attachments (crotches): Branch/limb or limb /trunk, or codominant trunks originating at acute angles from each other. Bark remains between such crotches, preventing the development of axillary wood. The inherent weakness of such attachments increases with time, through the pressure of opposing growth and increasing weight of wood and foliage, often resulting in failure.

Live Crown Ratio (LCR): Ratio of the the crown length (live foliage), to total tree height.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

Suppressed: Trees that have been overtopped and occupy an understory position within a group or grove of trees. Suppressed trees often have poor structure.

Tree Protection Zones (TPZ): Defined area within which certain activities are prohibited of restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Trunk flare: Transition zone from trunk to roots where the trunk expands into the buttress or structural roots.

This Glossary of Terms was adapted from the *Glossary of Arboricultural Terms* (ISA, 2015)

Appendix F - TREE PROTECTION GUIDELINES AND RESTRICTIONS

Protecting Trees During Construction:

1) Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced- off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.

2) If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.

3) Underground trenching shall avoid the major support and absorbing tree roots of protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.

4) Concrete or asphalt paving shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.

5) Artificial irrigation shall not occur within the root zone of native oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.

6) Compaction of the soil within the tree protection zone shall be avoided.

7) Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.

8) Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.

9) Oil, gas, chemicals, paints, cement, stucco or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone of any protected tree, or at any other location on the site from which such substances might enter the tree protection zone of a protected tree.

10) Construction materials shall not be stored within the tree protection zone of a protected tree.

Project Arborist Duties and Inspection Schedule:

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.
A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

Inspection of site: Prior to equipment and materials move in, site work, demolition, landscape construction and tree removal: The project arborist will meet with the general contractor, architect / engineer, and owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

Kurt Fouts shall be the Project Arborist for this project. All scheduled inspections shall include a brief Tree Monitoring report, documenting activities and provided to the City Arborist.

Tree Protection Fencing

Tree Protection fencing shall be installed prior to the arrival of construction equipment or materials. Fence shall be comprised of six -foot chain link fence mounted on eight - foot tall, 1 and 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced on a minimum of 10-foot centers. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

A final inspection by the City Arborist at the end of the project will be required prior to removing any tree protection fencing.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Tree Work Standards and Qualifications

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute series, *Safety Requirements in Arboriculture Operations* ANSI Z133-2017,

Contractor licensing and insurance coverage shall be verified.

During tree removal and clearance, sections of the Tree Protection Fencing may need to be temporarily dismantled to complete removal and pruning specifications. After each section is completed, the fencing is to be re-installed.

Trees to be removed shall be cut into smaller manageable pieces consistent with safe arboricultural practices, and carefully removed so as not to damage any surrounding trees or structures. The trees shall be cut down as close to grade as possible. Tree removal is to be performed by a qualified contractor with valid City Business/ State Licenses and General Liability and Workman's Compensation insurance.

Development Site Tree Health Care Measures

RECOMMENDED TO PROVIDE OPTIMUM GROWING CONDITIONS, PHYSIOLOGICAL INVIGORATION AND STAMINA, FOR PROTECTION AND RECOVERY FROM CONSTRUCTION IMPACT.

Establish and maintain TPZ fencing, trunk and scaffold limb barriers for protection from mechanical damage, and other tree protection requirements as specified in the arborist report.

Project arborist to specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

Soil, water and drainage management is to follow the ISA BMP for "Managing Trees During Construction" and the ANSI Standard A300(Part 2)- 2011 Soil Management (a. Modification, b. 'Fertilization, c. Drainage.)

Fertilizer / soil amendment product(s) amounts and method of application to be specified by certified arborist.

City of San Jose – Protected Tree

Ordinance-Size Trees

An ordinance-size tree on private property is either:

Single Trunk – 38 inches or more in circumference at 4.5 feet above ground, or

Multi-Trunk – The combined measurements of each trunk circumference, at 4.5 feet above ground, add up to 38 inches or more in circumference.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal 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 appraisal/evaluation.
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 appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant'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. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING 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 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 medicine, cannot be guaranteed.

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.

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