ARBORIST REPORT

08/26/2025
6896.00

PROJECT

Emory Assisted Living
Emory Street, San Jose, CA

PREPARED FOR

Pratt Mountsier LLC

PREPARED BY

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TABLE OF CONTENTS

	Page
Table of Contents	1
Introduction and Overview	2
Methodology	2
Summary of Findings	2
General Observations and Recommendations	3
Recommendations for Tree Protection During Construction	5
Maintenance Recommendations for Trees to Remain	6
Terms and Conditions	8
Exhibit A – Existing Tree Map	9
Table 1 - Tree Quantity Summary	10
Table 2 - Tree Evaluation Summary	11
Tree Photographs	14

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. The project site encompasses one parcel totaling approximately one acre. The parcel is not developed. There are commercial and residential parcels surrounding the site. Our scope of services includes locating, measuring DBH, assessing, and photographing the condition of all trees within the limit of work. Disposition and health recommendations are based on current site conditions. Site development/design may affect the preservation suitability. In addition, trees located outside the limit of work may be included if they may potentially be impacted by development of the site. These trees will not be measured, nor health assessed due to limited access. Tree locations are approximate, and their exact location should be determined by a licensed land surveyor. It should not be assumed that all trees inventoried are owned by the property owner. Check city and/or county codes for regulations regarding trees in the public right of way, setbacks, and/or easements.

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:
   81% - 100% *- Excellent*
   61% - 80% *- Good*
   41% - 60% *- Fair*
   21% - 40% *- Poor*
   6% - 20% *- Very Poor*
   0% - 5% *- Dead*

SUMMARY OF FINDINGS

HMH conducted a tree inventory of 25 trees located within the limit of work outlined in Exhibit A. Nineteen (19) of the trees inventoried are classified as ordinance-sized trees under the City of San Jose Tree Removal permit.

An ordinance-size tree is:
Single Trunk - 38 inches or more in circumference at 4 ½ feet above ground; or
Multi-trunk - The combined measurements of each trunk circumference (at 4 ½ feet above ground) add up to 38 inches or more.

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, structure, and form rating, 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: *Cedrus deodara* (Deodar Cedar)
Quantity: 2
Tree Numbers: 21-22
Observations / Recommendations:
There are two large mature deodar cedars near the corner of the property. Tree 21 is leaning slightly. They seem to be in fairly good health considering they probably haven't received regular irrigation anytime recently.

Species: *Phoenix canariensis* (Canary Island Date Palm)
Quantity: 6
Tree Numbers: 1- 3, 5-6, 13
Observations / Recommendations:
There are several Canary Island Date Palms on the property of varying heights. They appear to be volunteers (not purposely planted). They are all in fairly good health. Trees 1-2 are crowded against the perimeter fence. There are also several more volunteer palms that aren't large enough to be counted.

Species: *Platanus x hispanica* (London Plane)
Quantity: 10
Tree Numbers: 14-20, 23-25
Observations / Recommendations:
The London Planes are used as a street tree. Trees 16, 18, 19, and 20 are in good health. Trees 14, 15, and 17 all have a lean. Tree 23 is crowded by the street light and the trunk is even growing over the street light pole. Tree 24 is declining and showing signs of stress with evidence of crown die back and branch die back. Tree 25 is also showing signs of branch die back.

Species: *Populus nigra* (Black Poplar)
Quantity: 2
Tree Numbers: 11-12
Observations / Recommendations:
Both of the Black Poplars on the site have been headed which will significantly affect the health of these trees. They are both multi trunk from the base which can weaken the structural integrity of the tree. Some of the trunks on Tree 12 are leaning quite significantly.

Species: Pyracantha sp. (Firethorn)
Quantity: 3
Tree Numbers: 4, 8-9
Observations / Recommendations:
Tree 4 is a sprawling specimen. It can either be considered a large shrub or small tree. It is crowded next to tree 3. It appears to be a volunteer. Tree 8 is fairly large, has an ivy infestation, structural defects and signs of stress. It is unclear if this tree is on the site or the neighboring property. The location should be verified by survey before any action is taken. Tree 9 is growing crowded next to the perimeter fence and a volunteer palm. It appears to have been harshly pruned and doesn't have a proper structural form.

Species: *Quercus agrifolia* (Coast Live Oak)
Quantity: 1
Tree Numbers: 7
Observations / Recommendations:
The Coast Live Oak is a large mature specimen. It is suffering from an ivy infestation and is crowded by Tree 6. There is also a lean to the structure.

Species: *Quercus ilex* (Holly Oak)
Quantity: 1
Tree Numbers: 10
Observations / Recommendations:
This Holly Oak is in good health but is beginning to show signs of stress with epicormic growth. It is also growing very close to the perimeter fence.

Offsite Trees
The offsite trees are mentioned for information only.

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

Site preparation: All existing trees shall be fenced within or at the drip line (foliar spread) of the tree. Depending on the location of the tree the fencing may not be able to be at the dripline. Examples of this would be public right of way, near property lines or around existing structures to remain. Where complete drip line fencing is not possible, the addition of straw waddles and orange snow fencing wrapping the trunk shall be installed per the tree protection detail. The fence should be a minimum of six feet high, made of galvanized 11-gauge wire mesh with galvanized posts or any material superior in quality. A tree protection zone (TPZ) sign shall be affixed to fencing at appropriate intervals as determined by the arborist on site. If the fence is within the drip line of the trees, the foliar fringe shall be raised to offset the chance of limb damage from active construction.

Active Construction: All contractors, subcontractors and other personnel shall be warned that encroachment within the fenced area and dripline is prohibited without the consent of the certified arborist on the job. This includes, but is not limited to, storage of lumber and other materials, disposal of paints, solvents or other noxious materials, parked cars, grading equipment or other heavy equipment. If construction activity needs to happen in the TPZ the fence can be moved temporarily for delivery of construction materials. The contractor should make accommodations to off load items such as trusses, timber, plasterboard, wallboard, concrete, gypsum board, flooring, roofing or any other heavy construction material outside the foliar spread of the tree so there is no heavy equipment needed that could cause damage to the canopy of the tree or compact the root zone. The tree protection fencing should be reestablished per the plans and details immediately after any activity through the TPZ. Penalties, based on the cost of remedial repairs and the evaluation guide published by the International Society of Arboriculture, shall be assessed for damages to the trees.

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

Remedial repairs: An arborist shall have the responsibility of observing all ongoing activities that may affect the trees and prescribing necessary remedial work to ensure the health and stability of the trees. This includes, but is not limited to, all arborist activities brought out in the previous sections. In addition, pruning, as outlined in International Society of Arboriculture Best Management Practices: Pruning and ANSI A300 Part 1 Standard Practices: Pruning, shall be prescribed as necessary. Fertilizing, aeration, irrigation, pest control and other activities shall be prescribed according to the tree needs, local site requirements, and state agricultural pest control laws. All specifications shall be in writing. For pest control operations, consult the local county agricultural commissioner's office for individuals licensed as pest control advisors or pest control operators.

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

MAINTENANCE RECOMMENDATIONS FOR TREES TO REMAIN

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

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

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

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

canopy. A major portion of actively growing roots is located outside the tree's drip line. Understanding the actual size and extent of a tree's root system before applying fertilizer is paramount to determine quantity, type and rate at which to best apply fertilizer. Always follow manufacturer recommendations for use and application.

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

Planting and Irrigation: Any new planting and irrigation that is to occur under the drip line of an existing tree should be conducted with care to avoid the root system. Generally installation of an irrigation mainline should be avoided under the dripline of the existing tree. Refer to the Grading/Excavating section for installation of any irrigation lines to be installed under the drip line of an existing tree. Any new planting should match the water use of the existing tree (as defined by WUCOLS). The irrigation hydro zone for the new planting should also match the requirements of the existing tree.

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

TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of 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 1 - TREE QUANTITY SUMMARY

Tree Quantity by Species		
Species	**Quantity**	**% of Site**
Phoenix canariensis	6	24%
Pyracantha sp.	3	12%
Quercus agrifolia	1	4%
Quercus ilex	1	4%
Populus nigra	2	8%
Platanus x hispanica	10	40%
Cedrus deodara	2	8%
Total Trees	**25**	**100%**

Tree Quantity by Size		
Circumference	**Native Qty.**	**Non-Native Qty**
38" or more	1	18
19-38"	0	5
less than 19	0	1
Total	**1**	**24**

TABLE 2 - TREE EVALUATION SUMMARY

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

PROJECT NUMBER: 6896.00 **PROJECT NAME: Emory Assisted Living** **CITY: San Jose**

DBH MEASUREMENT HEIGHT: 54"

Date of Evaluation: 8/13/2025

Condition Components

Percent Rating	Category	Health	Structure	Form
81% to 100%	Excellent	High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.	Nearly ideal and free of defects	Nearly ideal for the species. Generally symmetric. Consistent with the intended use.
61% to 80%	Good	Vigor is normal for the species. No significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor.	Well-developed structure. Defects are minor and can be corrected.	Minor asymmetries/ deviations from species norm. Mostly consistent with the intended use. Function and aesthetics are not compromised.
41% to 60%	Fair	Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/ or dead branches may comprise up to 50% of the crown.	A single defect of a significant nature or multiple moderate defects. Defects are not practical to correct or would require multiple treatments over several years.	Major asymmetries/ deviations from species norm and/or intended use. Function and/or aesthetics are compromised.
21% to 40%	Poor	Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/ or branch dieback.	A single serious defect or multiple significant defects. Recent change in tree orientation. Observed structural problems cannot be corrected. Failure may occur at any time.	Largely asymmetric/ abnormal. Detracts from intended use and/or aesthetics to a significant degree.
6% to 20%	Very Poor	Poor vigor. Appears to be dying and in the last stages of life. Little live foliage.	Single or multiple severe defects. Failure is probable or imminent.	Visually unappealing. Provides little or no function in the landscape.
0% to 5%	Dead			

Abbreviations and Definitions

BDB	Branch dieback	Condition where branch tips or entire sections of branches die off. Typically indicative of tree stress.
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	Crowded	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 or suckers, sprouts arising out of roots.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.
GR	Girdling Roots	Roots that grow around or across other roots. Can cause restriction of nutrient and water uptake, swelling, dieback or structural instability.
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.
LN	Leaning Tree	Tree leaning, see notes for severity.
MT	Multi Trunk	Multiple central leaders originating below the DBH measurement.
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.
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.
	Ordinance Tree	Ordinance-Size Trees.An ordinance-size tree is: Single Trunk - 38 inches or more in circumference at 4 ½ feet above ground; or Multi-trunk - The combined measurements of each trunk circumference (at 4 ½ feet above ground) add up to 38 inches or more.

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF-ERENCE (INCHES)	ORDINANCE TREE	NATIVE/NON-NATIVE/ORCHARD	REPLACEMENT RATIO	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH %	STRUCTURE %	FORM %	NOTES
1	*Phoenix canariensis*	Canary Island Date Palm	9.4	30	NO	NON NATIVE	2:1	12	10	80%	80%	60%	CR, Volunteer
2	*Phoenix canariensis*	Canary Island Date Palm	24.0	75	YES	NON NATIVE	4:1	18	15	80%	80%	60%	CR, Volunteer
3	*Phoenix canariensis*	Canary Island Date Palm	30.0	94	YES	NON NATIVE	4:1	18	18	80%	80%	75%	CR, Volunteer
4	*Pyracantha sp.*	Firethorn	3.5, 3.5, 3.5, 3.5, 3.5, 3.5, 2.5, 2.5, 4.1, 4.1, 4.1, 4.1	133	YES	NON NATIVE	4:1	21	20	80%	70%	70%	CR
5	*Phoenix canariensis*	Canary Island Date Palm	34.0	107	YES	NON NATIVE	4:1	22	20	70%	70%	70%	
6	*Phoenix canariensis*	Canary Island Date Palm	27.0	85	YES	NON NATIVE	4:1	30	43	70%	70%	70%	EG, SD, CR
7	*Quercus agrifolia*	Coast Live Oak	24.0	75	YES	NATIVE	5:1	30	53	70%	70%	70%	LN, CR, Ivy infestation
8	*Pyracantha sp.*	Firethorn	13.5, 9	71	YES	NON NATIVE	4:1	36	28	75%	70%	70%	CR, SD, ST, Ivy infestation
9	*Pyracantha sp.*	Firethorn	20.0	63	YES	NON NATIVE	4:1	12	25	65%	70%	65%	CR,SD, Decay
10	*Quercus ilex*	Holly Oak	15.4, 10.2, 8.4, 3.6	118	YES	NON NATIVE	4:1	36	44	75%	75%	70%	EG
11	*Populus nigra*	Black Poplar	12.1, 12, 12.2, 16.2	165	YES	NON NATIVE	4:1	27	51	70%	60%	60%	HD
12	*Populus nigra*	Black Poplar	16.6,17.2, 15.3, 15.6	203	YES	NON NATIVE	4:1	42	46	70%	60%	60%	HD,LN
13	*Phoenix canariensis*	Canary Island Date Palm	37.4	117	YES	NON NATIVE	4:1	27	60	75%	80%	80%	
14	*Platanus x hispanica*	London Plane	5.0	16	NO	NON NATIVE	1:1	15	27	75%	70%	70%	LN
15	*Platanus x hispanica*	London Plane	5.9	19	NO	NON NATIVE	2:1	21	32	75%	70%	70%	LN
16	*Platanus x hispanica*	London Plane	9.5	30	NO	NON NATIVE	2:1	30	43	80%	80%	80%	
17	*Platanus x hispanica*	London Plane	14.1	44	YES	NON NATIVE	4:1	33	49	80%	80%	75%	LN
18	*Platanus x hispanica*	London Plane	16.4	51	YES	NON NATIVE	4:1	36	54	80%	80%	80%	
19	*Platanus x hispanica*	London Plane	13.2	41	YES	NON NATIVE	4:1	39	44	80%	80%	80%	
20	*Platanus x hispanica*	London Plane	11.4	36	NO	NON NATIVE	2:1	27	48	80%	80%	75%	

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF-ERENCE (INCHES)	ORDINANCE TREE	NATIVE/NON-NATIVE/ORCHARD	REPLACEMENT RATIO	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH %	STRUCTURE %	FORM %	NOTES
21	*Cedrus deodara*	Deodar Cedar	27.0	85	YES	NON NATIVE	2:1	33	64	80%	75%	70%	LN
22	*Cedrus deodara*	Deodar Cedar	31.0	97	YES	NON NATIVE	4:1	36	56	75%	75%	75%	
23	*Platanus x hispanica*	London Plane	19.5	61	YES	NON NATIVE	2:1	45	42	75%	75%	75%	CR
24	*Platanus x hispanica*	London Plane	17.1	54	YES	NON NATIVE	4:1	30	35	60%	75%	75%	CDB, BDB, ST
25	*Platanus x hispanica*	London Plane	8.8	28	NO	NON NATIVE	2:1	22	23	70%	75%	75%	BDB

OFFSITE TREES

OS 1-4	*Sequoia sempervirens*	Coast Redwood	overhangs 9'
OS 5	*Ceratonia siliqua*	Carob	overhangs 12'
OS 6	*Ceratonia siliqua*	Carob	overhangs 15'
OS 7	*Ceratonia siliqua*	Carob	overhangs 21'

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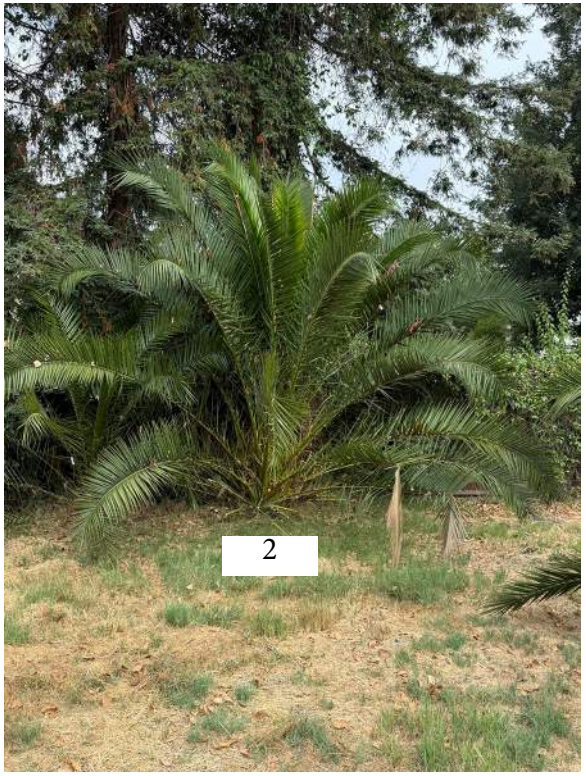
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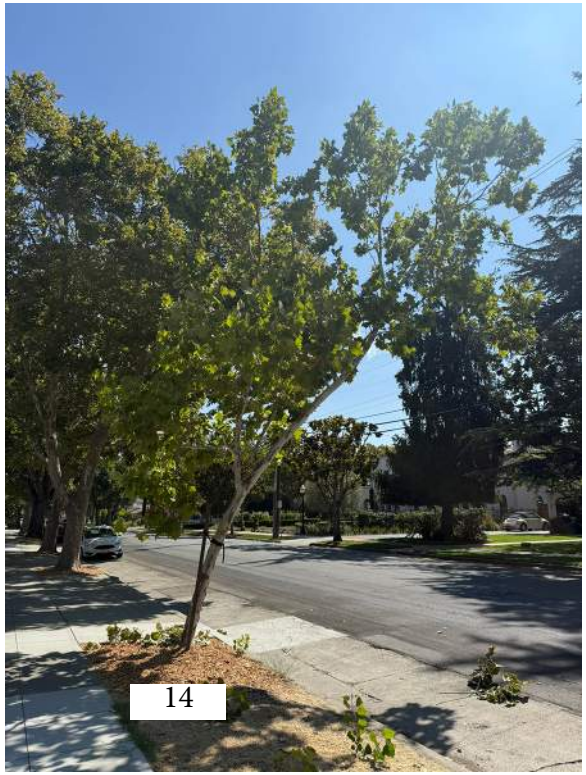
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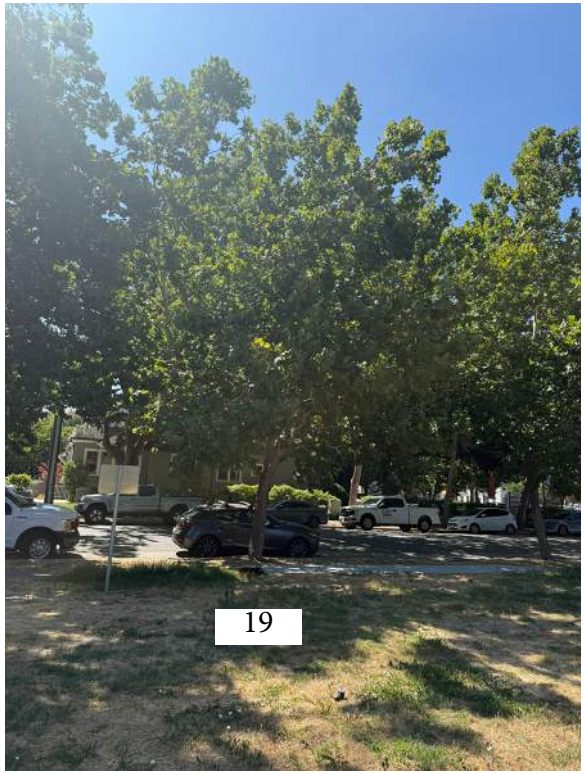
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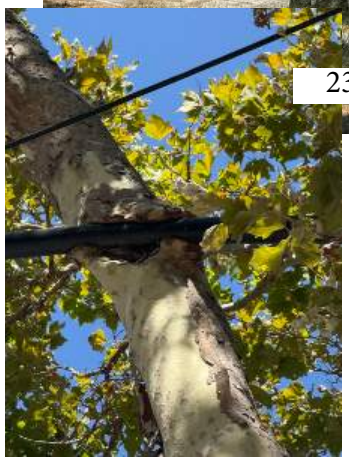

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