

September 5, 2024 (revised December 18, 2025)

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Dear Kevin,

This revised arborist report addresses the proposed residential development at 20807-20883 Stevens Creek Blvd, Cupertino. This revision addresses comments from the city and their contract arborist. Changes to the report are highlighted in **red text** for visibility.

For this report, I referenced the following:

- Email communication with Catherine Tarone, Cupertino Planning, on April 8, 2024
- City of Cupertino Municipal Code Chapter 14.18 (Protected Trees) and 19.28.120 (Privacy Planting)
- Title survey by Slooten Consulting, Inc. (undated)
- Plans by CBG Civil Engineers (**December 24, 2025**)
- **Landscape plans by GATES + Associates (December 24, 2025)**
- **Planning & city consulting arborist comments (September 2 & 13, 2025)**

The definitions of “protected tree” in the ordinance (14.18.050) covers several categories, including “heritage trees”, “mature specimen trees”, “privacy planting”, and “development trees”. For this property, the defining category is “development tree”. Per my emails with the city, “any property with a P in front of the zoning means Planned Unit Development and **all trees on these properties are considered Development Trees**”. Therefore, every tree on the property is considered protected.

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Site & Project Summary

The project site is a large commercial property made up of four separate parcels, for a total of 6.93 acres. To the west is a Whole Foods, church, and single-family residential properties; to the right is a commercial property. Nine separate structures are roughly placed in 2 parallel rows in a north-south orientation; the remaining area is made up of parking lot and relatively small landscape planters. One dedicated entry way bisects the property and connects Alves Drive to Stevens Creek Blvd, but it also shares a second entryway – at the southeast corner – with the adjacent plaza. The single-family residential properties at the northwest corner harken to the transition zone to more residential properties to the north. The current use is a mix of commercial purposes, including food businesses in the southeast building and office or medical uses in the remaining buildings. In addition to Apple offices, the site also houses Cupertino and Burbank Sanitary Districts.

I included 269 trees in my tree inventory, including 18 off-site trees. The high tree count is possible only because of the density of the tree plantings, which feature many trees in crowded landscape areas that are too small to support their mature size (Figure 1). There is a low to moderate degree of species and size diversity in the tree canopy. 23 species were recorded, including three California-native species (coast live oak, coast redwood, Monterey pine). The coast redwood (*Sequoia sempervirens*) is the most abundant tree with 75 individuals, making up 27.9% of the total. It is distantly followed by 37 Japanese maples (*Acer palmatum*, 13.8%) and 32 crape myrtles (*Lagerstroemia* CV, 11.9%). The City-owned street trees consist of 6 Callery pears (*Pyrus calleryana*), while the other 12 off-site trees include Canary Island pines (*Pinus canariensis*), coast live oaks (*Quercus agrifolia*) and Brazilian peppers (*Schinus terebinthifolia*) along the west property line.

The proposed project will clear the property to build a total of 122 units of housing, including 66 single-family detached homes and 56 multi-family units (in buildings of eight units each). The multi-family buildings are located on the south portion of the property, transitioning to single-family on the north side closer to the other single-family properties. The new homes and



Figure 1. Many trees are planted in small areas that may support one mature tree, at most (sometimes 0 trees; #171-173 shown above).

associated driveways and utilities will essentially take up the entire site, requiring grading that basically spans property line to property line.

All existing features, including almost every tree, will need to be demolished to complete the project. It is my opinion that 249 on-site trees will need to be removed, which only leaves two remaining trees within the site boundaries. The six Callery pears in the frontage sidewalk were originally proposed for removal on account of poor structure and species choice, but they will be retained per city request (Figure 2). The efforts of tree preservation are thus focused on a total of 20 trees within or adjacent to the site. Design changes were made to provide additional space along the west property line to reduce impact on those trees. The high number of tree removals means that mitigation requirements are high – I advise against trying to squeeze as many trees on site as possible. For long-term success, appropriate growing areas should be provided to avoid the same problems that affect the site today.



Figure 2. Callery pear #233 is one of the 6 sidewalk trees. They were originally proposed for removal but now remain per city request in cut-outs that are similar or larger to the existing cut-outs.

Assumptions & Limitations

The trees were not surveyed; their locations were approximated by me based on the survey. The accuracy of the tree protection recommendations thus may vary since they are based on estimated tree locations. For greater accuracy, survey the off-site trees. Precise locations of the on-site trees are less important because they will still be removed.

The tree assessment provided by this report represents a snapshot in time of the trees' conditions. It is not possible for arborists to predict long-term tree condition. Changes in weather/climate or environmental alterations can present unexpected impacts on the health and stability of trees (e.g. storm events, severe drought or heat, landscaping, repairs, irrigation reduction, other changes especially on adjacent properties). Specifically, Monterey pines are unpredictable in their rate of decline and may suddenly die within a few months. Because of these reasons, it is also not possible for arborists to guarantee that trees will not fail. To live with trees means to accept a certain level of risk, which can only be fully eliminated by removing the trees.

Observations & Discussion of Tree Impact

Most of the site is covered by buildings and hardscape. Landscape areas are mainly restricted to narrow planting strips between the buildings and walkways/parking. Tree distribution is good, with large trees in larger connecting planting areas. Smaller trees are squeezed in between buildings and in raised planters. In spite of the limited landscape area, the total number of trees is exceptionally high at 269 - which is achieved through overplanting, resulting in overly crowded trees. This approach to tree planting is common in office & industrial parks, especially if there are minimum requirements for tree planting. If enough space were given to allow the trees to grow to their full size, there would be far fewer trees on the property. Unfortunately, high tree density usually translates to high tree removals during construction projects. The 269 trees are divided into 23 species, outlined in the table below, with coast redwoods being the dominant species. The California-native species will be briefly discussed.

Species	Scientific name	# of trees	% of total	Notes
African fern pine	<i>Afrocarpus falcatus</i>	5	1.86	Ornamental
Bottlebrush	<i>Callistemon</i> sp.	13	4.83	Ornamental
Brazilian pepper	<i>Schinus terebinthifolia</i>	8	2.97	Ornamental
Brisbane box	<i>Lophostemon confertus</i>	1	0.37	Ornamental
Callery pear	<i>Pyrus calleryana</i>	11	4.09	Ornamental
Canary Island pine	<i>Pinus canariensis</i>	12	4.46	Ornamental
Cheesewood	<i>Pittosporum tobira</i>	4	1.49	Ornamental
Chinese pistache	<i>Pistacia chinensis</i>	2	0.74	Ornamental
Coast live oak	<i>Quercus agrifolia</i>	2	0.74	Native species
Coast redwood	<i>Sequoia sempervirens</i>	75	27.88	Native to California, but not locally. High water species.
Crape myrtle	<i>Lagerstroemia</i> CV	32	11.90	Ornamental
Deodar cedar	<i>Cedrus deodara</i>	2	0.74	Ornamental
Evergreen pear	<i>Pyrus kawakamii</i>	6	2.23	Ornamental
Hackberry	<i>Celtis</i> sp.	12	4.46	Ornamental
Japanese maple	<i>Acer palmatum</i> CV	37	13.75	Ornamental
Monterey pine	<i>Pinus radiata</i>	1	0.37	Native to California, but not locally. Easily drought stressed species.
Olive	<i>Olea europea</i>	1	0.37	Ornamental
Purple leaf plum	<i>Prunus cerasifera</i>	8	2.97	Ornamental
Seaside pittosporum	<i>Pittosporum tenuifolium</i>	5	1.86	Ornamental
Sweet bay	<i>Laurus nobilis</i>	2	0.74	Ornamental
Sweet gum	<i>Liquidambar styraciflua</i>	20	7.43	Ornamental
Water gum	<i>Tristanopsis laurina</i>	8	2.97	Ornamental
White birch	<i>Betula pendula</i>	2	0.74	Ornamental

Native species

There are three California-native species on the site: coast live oak, coast redwood, Monterey pine. The most abundant species is coast redwood (*Sequoia sempervirens*), which is native to the coast and not Cupertino. In their natural habitat, they receive a significant amount of water through fog. In warmer inland regions like Cupertino, redwoods must be sustained by high quantities of water which is at odds with state & local water restrictions (Figure 3). A spectrum of drought stress is reflected in tree health in the on-site trees – the healthy redwoods (#235-244) at the southwest end are relatively protected by two buildings, while the redwoods at the east property line are more exposed and stressed. Some of the redwoods on the east side have died or were pruned aggressively to clear the power lines. Since they are large trees, they also need more of their root systems preserved to remain healthy and stable after construction. Unfortunately, due to the density of the new development, adequate space cannot be provided. All 75 redwoods will be removed for construction.



Figure 3. The coast redwoods are the dominant tree but are not native to the area and have high water needs. Ample irrigation, like for turf, is needed to maintain health. (Trees #130-132 will be removed due to proposed buildings and Silva cells)

There is only one Monterey pine (*Pinus radiata*), found at the north property line, which will also be removed as part of the project. Monterey pines are also native to the coast, so they easily succumb to drought stress and beetle attack in warmer regions.

Coast live oak (*Quercus agrifolia*) is the only species that is native to this specific region, making it well adapted to dry and hot summers. The two oaks are both off-site, about 4'-10' west of the fence (#260 & 264, Figure 5). These two trees are among the 20 trees that will be preserved.

Anticipated construction impacts

The roads, homes, and utilities proposed for the project almost cover the entire property. It is expected that all existing features will be demolished, and the site will be graded nearly property line to property line. Silva cells will be incorporated into the new stormwater system; the structures are designed to support surfaces while providing a belowground reservoir for uncompacted soil and water. Unfortunately, while they benefit newly planted trees, they are often at odds with existing trees. Silva cell installation requires excavation and ends up removing a lot of tree roots (Figure 3). With infrastructure requirements, it's not possible to

provide enough above- & below-ground space to save the on-site trees. Thus, all but two on-site trees will be removed (total 249 on-site trees). The remaining two on-site trees are Canary Island pines #142 & 143 at the northwest corner. **The primary impact on the two trees will be from hardscape installation – encroaching as close as 3' from tree #143, and 6'-12' from tree #142. Although a 3' clearance sounds excessively close, there is a large utility box within this area, and a sidewalk further away. Both features may have limited root growth into the area that will encompass the new sidewalk and walkways. Canary Island pines are also tolerant of root loss, especially when they are healthy like these two specimens. The contractors should switch to hand digging near the trunk, which will allow for more careful excavation around larger roots. An arborist should also be retained to review the roots before they are cut.**

Additionally, there are six Callery pears growing in sidewalk planters along the Stevens Creek Blvd frontage (*Pyrus calleryana*, Figure 2). They include trees #2, 5, 7, 8, 10 & 233; I assume these are City-owned trees. The pears are relatively young trees but are close to their maximum height. Although this tree has excellent fall color and attractive flowers, its benefits stop there. The species is notorious for its poor structure, as evidenced by multiple narrow stems that originate from the same height on the trunk. As each stem grows thicker, it pushes on its neighbor and the weakest stem(s) will break. Additionally, it's highly susceptible to fire blight, a bacterial disease spread by rain & pollinators. The disease kills branch tips and continues to progress lower in the tree. To manage this disease, the trees must be regularly sprayed before infection begins, and branches must be pruned several inches below the affected area. Over time, Callery pears are often disfigured by management pruning. These trees were originally proposed for removal because of their structure and species, but they will now be retained per city request. **Based on the latest landscape plans, the new sidewalk planters will be the same size or slightly larger. Since there is evidence of concrete lifting and/or repair, excavation should proceed by hand around larger roots. An arborist should be consulted for recommendations if roots ≥ 1 " diameter and larger are encountered.**

The majority of the tree protection efforts are focused on the 12 off-site trees along the



Figure 4. A row of Canary Island pines grow behind the Whole Foods building; their roots are likely to grow into the property (#250-254 shown above). The landscape area should be fenced off up to the parking lot & an arborist must monitor storm drain work next to the trees.

west property line. Minimizing impact to off-site trees is crucial – legally, a property owner does not have the right to harm their neighbors' trees. There are nine Canary Island pines planted next to the Whole Foods building, approximately 6' from the property line fence (*Pinus canariensis*, trees #250-258; Figure 4). A short concrete border is visible below the fence, but its depth is not clear. On the subject property, there is a tall retaining wall by trees #250 & 251 and a wider landscape area by trees #252-258. If the concrete border extends several feet below grade, it may act as a root barrier, but roots will often return to the surface once they bypass the barrier. The existing parking lot may have limited root growth – the subgrade is normally very compacted and unattractive for roots. Over time, as asphalt degrades and becomes more permeable to water, roots may start to extend under the pavement. To be safe, I assume that roots will have grown past the property line into the landscape area.

The adjacent street was originally much closer to the property line, which would have damaged the roots of the pines. I recommended that the design be changed to preserve the existing landscape area, thereby protecting most of the roots on the subject property. While the road was shifted, a new storm drain will run parallel to the property line through the landscape area. Because of site constraints, it may be difficult to further relocate this line, especially with four other utilities running through the street. I highly recommend exploring methods that do not involve open trenching to avoid damaging large roots; excavation should only proceed with an arborist on site. The latest grading plan also shows a 3.5' tall retaining wall at 5' from the property line. This puts the new wall just outside the existing landscape area in the current parking lot. The wall will be ~11' from the trees, which is an acceptable distance especially since their roots have already been affected by the asphalt. There are no substantial changes to my recommendations, except that an arborist should also be present when the wall footing is excavated.

North of the pines are two coast live oaks (*Quercus agrifolia*, #260 & 264, Figure 5). They are young and healthy, therefore more resilient to construction impacts. Proposed grading will start at the property line with the following impacts:

- Tree #260: >3' drop over about 16'; grading starts 8' from the tree. Impact is low, no changes to recommendations (Should the contractors encounter roots ≥ 1 " diameter by tree #260, they should consult an arborist for recommendations.)
- Tree #264: 1.5' drop starting 4' from the trunk. Impact is likely acceptable, but an arborist shall monitor the process to prevent unnecessary root damage.



Figure 5. Coast live oak #260 overhangs the site – it should be protected with temporary fencing.

The last off-site tree is a Brazilian pepper at the north end of the site (*Schinus terebinthifolia*, #266, Figure 6). This species is notoriously weedy, in part due to its seed production and highly variable habit. It can grow as a vine, shrub, and tree - all on the same plant. This specimen is more like a grove of multiple volunteers. The Brazilian peppers I reviewed for this project have disproportionately high numbers of trunks relative to the size of their canopies. If the trees had 1/3 to 1/2 of their current trunks, they would still have a similar-sized canopy – instead, each trunk only supports a smaller percentage of the total foliage. The species has a good tolerance to construction impacts, but I still recommend



Figure 6. Brazilian pepper #266 is a cluster made up of several separate trunks; the hedge on the property also includes pepper stems. An arborist shall be on-site to monitor grading next to this cluster.

having an arborist on site while the road is graded next to the tree. Minor grading is expected, with a half foot drop down from the property line. Some root pruning is likely to occur, so supplemental irrigation is needed to mitigate stress that may result. The method of watering will likely vary depending on the stage of construction, e.g. using water trucks early on when water lines are not complete.

In addition to being cautious during excavation, the adjacent landscape areas must also be protected with temporary fencing once excavation is completed – this applies to any tree that is retained. While it may seem insignificant, construction can cause a lot of damage to trees even through indirect activities. Because the site is level and accessible, the contractors are likely to spread their materials and equipment throughout the whole site. Those activities can compact and contaminate soils within the trees' root zones. When soil is compacted, space for roots, oxygen, and water become limited. Over time, tree health can decline as the roots struggle to access the resources they need. It can take many years for the negative impacts to show, at which time it is usually too late (and very expensive) to reverse the impacts. The simplest way of protecting the soil and roots is to install a temporary chain-link fence to create a no-impact zone around the trees. Alternatively, a combination of wood chips & steel plates or thick plywood may be used. The goal of these methods is to create a buffer over the soil and roots. Other alternatives can be considered but should be discussed with an arborist. Since the fenced area serves as a "tree protection zone", any work that requires digging should be kept outside of the fence. Otherwise, an arborist needs to review and approve the work so that the appropriate measures can be taken to maintain low impact.

Proposed replacement trees

The September 2, 2025 arborist peer review includes this comment on page 3: “It was not clear whether a certified arborist has assessed whether replacement trees can be reasonably planted on the subject property. Given the overcrowded planting in the existing conditions, replacement on-site at current or higher density is not appropriate.”

The proposed planting plan includes 65 trees that will become large at maturity (Armstrong maple, ginkgo, live oak, Chinese elm). Smaller trees are disregarded for this discussion. The largest oaks are placed together in a courtyard, where there is more space compared to landscape areas between buildings and hardscape. None of them will have an ideal amount of space, since new utilities and hardscape must also be installed throughout or adjacent to landscape areas. This is the unfortunate reality of tree planting requirements in urban or suburban developments, where there are many demands on space. It is my opinion that the number of trees that have been specified is a reasonable compromise and offers a reduction in tree density (currently, there are 129 large trees on the site).

Tree Protection Recommendations

Design Phase

- As the design progresses, ensure that the native grade is not disturbed within the temporary fencing area that is highlighted in the Tree Protection Plan that accompanies this report.
 - If encroachment is needed within the fenced area, discuss the impacts with the Project Arborist before finalizing the design.
 - Additional tree protection measures may be needed, including but not limited to: digging by hand or with air/water-assisted methods; providing supplemental irrigation; arborist monitoring during excavation. If the measures are not feasible, the trees may need to be removed.
- If the off-site trees are surveyed, the Project Arborist shall review updated plans to determine whether the tree protection recommendations still apply.
- Include a note in construction documents (on relevant sheets) that less invasive methods of excavation may be needed around trees #250-259 if significant roots are encountered within 12"-18" of existing grade. Methods may include but are not limited to air/water-assisted excavation tools, directional boring, hand digging, etc.

Pre-Demolition Phase

- **Contractors:**
 - Inform all contractors and subcontractors of the significance of protecting the off-site trees, as the financial consequences for tree damage may be significant (both in city fees and claims from off-site tree owners). A pre-construction meeting may be needed to review the tree protection measures and work plan before demolition begins.
 - Keep your Project Arborist informed of the construction schedule, especially the excavation phases where monitoring or recommendations are needed.

- **Temporary tree fencing:**
 - Before equipment arrives on site, install temporary 6' chain-link fencing around trees #2, 5, 7, 8, 10, 142, 143, 233, 252-258, 260 & 264 as noted on the Tree Protection Plan.
 - Leave additional fencing by tree #252 so the protection area can be expanded to include trees #250 & 251 after demolition is completed.
 - If the fencing location(s) will obstruct construction access, discuss other options with the Project Arborist.
 - The fencing shall stay upright and secure throughout the project. To modify the fencing, consult the Project Arborist to determine what substitute tree protection measures are needed to provide the same degree of protection. Fencing shall not be moved or adjusted without the Project Arborist's approval.
- **Pruning:** Limit clearance pruning to the bare minimum, i.e. enough to just clear the air space needed for construction. Pruning shall be done by a tree service with a certified arborist on-staff, before construction begins.
- **Wood chips, optional:** If desired, spread the wood chips generated by tree removal within the fenced areas. The wood chips will conserve water and contribute nutrients to the trees; they can also be left in place after construction.

Demolition Phase

- Remove every tree **EXCEPT** trees #2, 5, 7, 8, 10, 142, 143, 233, 252-258, 260 & 264 (249 trees to be removed; 20 trees to remain).
- After demolition is completed, extend the tree protection fencing to enclose trees #250 & 251 as noted on the Tree Protection Plan.

Construction Phase

- The Project Arborist shall be on-site during storm drain and retaining wall excavation by Canary Island pines #250-259. If significant roots are encountered within 12"-18" of existing grade, less invasive methods may be needed (e.g. air/water-assisted excavation methods; directional boring, hand digging). Once the storm drain is completed, fencing must be immediately reinstalled.
- The Project Arborist shall also be on-site during grading for the road by coast live oak #264 and Brazilian pepper #266. Regularly moisten the soil by this tree with methods available during that phase of construction (e.g. water truck, soaker hoses).
- If roots ≥ 1 " diameter are encountered during excavation or grading by coast live oak #260, consult the Project Arborist for recommendations.
- For Canary Island pines #142 & 143, hand excavate along the sidewalk within 8' of trunk. Consult the Project Arborist for recommendations before root pruning.
- For sidewalk pear trees #2, 5, 7, 8, 10 & 233, hand excavate around roots ≥ 1 " diameter or larger. Consult the Project Arborist for recommendations before root pruning.
- All root pruning shall be completed with sharp tools (hand pruners, loppers, handsaw, Sawzall, or circular saw), making the smallest possible cut – perpendicular to the length of the root rather than at a diagonal. Roots must then be covered and kept moist until the soil is backfilled.
- At any time, if damage occurs to any tree, immediately consult the Project Arborist for recommendations on how to mitigate the damage.

Post-Construction Phase

- If the Project Arborist deems it necessary during construction, supplemental irrigation should be provided for one growing season after construction is completed (~9 months). A temporary option with soaker hoses may be used. The hoses should be laid out as close to the edge of the tree canopies as possible. Leave them at a slow drip rate for 8 hours once a month (overnight is ideal). The irrigation off-sets water stress that may result from root pruning.

The tree inventory table & tree protection plan are attached after this page. Should you have any questions or need clarification, please reach out at any time.

Sincerely,



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Appendix 1: Tree Inventory Table

The tree inventory table includes individual tree data as required by the City of Cupertino. The data is explained as follows:

ID #	# assigned to each tree, correlating with a metal tag affixed to their trunks. Off-site trees are not tagged if their trunks are not accessible from the property; tags may be applied to the property line fence if feasible. Note: tree #105 is a shrub and was omitted from the report.
Species	Common name; <u>for botanical name, see table on page 4.</u>
DBH	Diameter at Breast Height (4.5' above ground) in inches; trunk is measured with a diameter tape. For off-site or inaccessible trees, the trunk size may be visually estimated instead.
Health	Health and vigor of the tree. Ratings are broken down into: • Good: The tree is growing well with vigor appropriate for its age – canopy is full with good color. Pest or disease issues may be present but have low impact on the tree. • Fair: The tree is showing signs of stress, exhibited as sparseness of canopy, change in foliage color, and minor-moderate signs of pest or disease issues. It can recover as long as conditions naturally improve. • Poor: The tree is stressed with tip dieback; it is unable to overcome pest & disease issues. Immediate long-term intervention and care is needed to avoid decline to the point of non-recovery. • Very Poor: The tree has significant issues and has declined so far that it is unlikely to recover. • Dead: No life remains in the tree.
Structure	Architecture & defects of the tree. Ratings are broken down into: • Good: The tree has ideal trunk & branch architecture. • Fair: Branch defects, poor attachments and decay may be present, but they can be mitigated with 1-2 pruning cycles (over 3-5 years). • Poor: Defects cannot be mitigated without long term management (10+ years); support systems like cabling and bolting may be needed in conjunction with pruning to reduce risk to the property. • Very Poor: The tree has significant issues that cannot be corrected and may be a hazard to the property.
Dripline	The canopy (“dripline”) radius is visually estimated in feet in each cardinal direction (north, east, south, west).
Appraised Value	For trees ≥ 36 ” diameter, appraised values were estimated for mitigation purposes. An estimate of the value of each tree is obtained based on best practices, using the Trunk Formula Technique outlined in the 10 th Edition of the <u>Guide for Plant Appraisal</u> by the Council of Tree & Landscape Appraisers (CTLA). The cost to replace a perfect specimen of like-size is calculated, then depreciated by the subject tree’s current health, structure, form, factors that are inherent to the species and property, and external factors that are out of the property manager’s control.
Notes	Proximity to the project’s improvements, and the anticipated impact based on tree condition, species tolerance to disturbance, future longevity, etc.
Actions	Includes recommended actions based on impacts, including tree protection measures. Includes reason for removals per CMC 14.18.180 Review, Determination and Findings.

Removal rationale per CMC 14.18.180 Review, Determination and Findings

Per the city's completeness comments, the tree inventory table was updated with the reason for tree removal, according to code section CMC 14.18.180. The descriptions are as follows:

1. That the tree or trees are irreversibly diseased, are in danger of falling, can cause potential damage to existing or proposed essential structures, or interferes with private on-site utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services;
2. That the location of the trees restricts the economic enjoyment of the property by severely limiting the use of property in a manner not typically experienced by owners of similarly zoned and situated property, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s).
3. That the protected tree(s) are a detriment to the subject property and cannot be adequately supported according to good urban forestry practices due to the overplanting or overcrowding of trees on the subject property.
4. That the mature specimen trees with single trunk between twelve inches DBH and twenty-four inches DBH, or multi-trunk between twenty-four inches DBH and forty-eight inches DBH in R1, A1, A, RHS, and R2 zones will be replaced by planting a replacement tree and/or by contribution to the City's Tree Fund. **Not applicable to property.**

In the "Actions" column of the tree inventory table, a number was assigned with a brief explanation as to how the removal fits into one of the categories. For example, "1-dying" indicates a tree that falls under the first removal category – one that is in very poor health and will not recover. **Most of the trees fall under "2-economic use" since they will be difficult to preserve in the face of the proposed project.**

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
1	Callery pear	8.5	Good	Good-Fair	6, 8, 9, 8		Fire blight, overpruned. Surface roots, lifting bricks along sidewalk.	Remove. 2 - economic use
2	Callery pear	8	Good-Fair	Fair	9, 6, 6, 9		Sidewalk tree (city/off-site?). Fire blight. Overpruned especially on street side. Surface roots, lifting sidewalk pavers in 3 areas. Proposed sidewalk planter same size as existing.	Protect with temporary fencing. Hand excavate around roots $\geq 1"$ and larger and consult arborist for recommendations.
3	Callery pear	8.5	Good-Fair	Good-Fair	6, 3, 5, 9		Overpruned. Fire blight. Lifting paver on patio.	Remove. 2 - economic use
4	Callery pear	5	Good-Fair	Good	6, 4, 3, 5		Crowded by #5. Patio pavers lifted with added concrete. Fire blight.	Remove. 2 - economic use
5	Callery pear	10	Good	Fair	10, 10, 4, 7		Sidewalk tree (city/off-site?). Significant epicormic shoots, some stunted. Lifting pavers along sidewalk. Proposed sidewalk planter same size as existing.	Protect with temporary fencing. Hand excavate around roots $\geq 1"$ and larger and consult arborist for recommendations.
6	Callery pear	7	Good-Fair	Fair	6, 7, 5, 4		Fire blight. Lean to NE, E side of trunk damaged by metal grate.	Remove. 2 - economic use
7	Callery pear	9	Good-Fair	Fair	8, 8, 10, 6		Sidewalk tree (city/off-site?). Fire blight. Entire SW trunk sunburned. Cracking and lifting concrete and pavers around planter. Proposed sidewalk planter same size as existing.	Protect with temporary fencing. Hand excavate around roots $\geq 1"$ and larger and consult arborist for recommendations.
8	Callery pear	9	Good	Fair	4, 5, 3, 8		Sidewalk tree (city/off-site?). Abundant epicormic shoots. Crowded codominant stems. Proposed sidewalk planter same size as existing.	
9	Callery pear	7.5	Good-Fair	Good-Fair	5, 3, 3, 7		Overpruned. Torsioned trunk.	Remove. 2 - economic use
10	Callery pear	9	Good	Fair	8, 5, 8, 9		Sidewalk tree (city/off-site?). Topped in past; rounded canopy. Crowded stems all arise at 10' above grade. Proposed sidewalk planter same size as existing.	Protect with temporary fencing. Hand excavate around roots $\geq 1"$ and larger and consult arborist for recommendations.
11	Purple leaf plum	9	Good	Fair-Poor	7, 6, 11, 6		Lions tailed. Bark of E surface root worn off.	Remove. 2 - economic use
12	Purple leaf plum	7.5	Good	Fair-Poor	9, 6, 5, 11		Lions tailed and excessively raised. Minor patio lift.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
13	Purple leaf plum	6.5	Good	Fair-Poor	6, 6, 5, 11		Lions tailed.	Remove. 2 - economic use
14	Purple leaf plum	8	Good	Fair-Poor	10, 6, 6, 11		Lions tailed.	Remove. 2 - economic use
15	Hackberry	5.5	Good	Good-Fair	11, 10, 13, 12		Species with corky bark protrusions. Overpruned in past, resulting in vigorous new growth.	Remove. 2 - economic use
16	Sweet bay	3	Good	Fair	3, 4, 2, 2		Still staked, significant trunk damage on W - may be rubbing or sunburn.	Remove. 2 - economic use
17	Hackberry	7	Good	Good-Fair	12, 11, 11, 12		Species with corky bark protrusions. Previously topped, resulting in very vigorous new growth.	Remove. 2 - economic use
18	Sweet bay	5.5	Good	Good	7, 6, 6, 7		Sunburn on W side of tree. Trunk shape elliptical, metal grate has been cut away for trunk.	Remove. 2 - economic use
19	Hackberry	11	Excellent	Fair	14, 17, 14, 15		Species with corky bark protrusions. Previously topped, resulting in very vigorous new growth.	Remove. 2 - economic use
20	Chinese pistache	7	Good	Fair	7, 8, 10, 8		Codominant stems at 7'.	Remove. 2 - economic use
21	Chinese pistache	7	Good	Good	10, 6, 7, 12		Branches torn off on E side.	Remove. 2 - economic use
22	Hackberry	9.5	Good	Good	6, 9, 10, 8		Smooth-barked species. Canopy relatively small. Lions tailed.	Remove. 2 - economic use
23	Hackberry	8.5	Good	Good-Fair	7, 8, 6, 12		Smooth-barked species. Lions tailed. Elliptical shaped trunk. Sunburn on E side.	Remove. 2 - economic use
24	Hackberry	8.5	Good	Good-Fair	6, 6, 9, 8		Smooth-barked species. N curb cracked. Large scaffold at 6'. Lions tailed.	Remove. 2 - economic use
25	Hackberry	8	Good	Good	6, 9, 8, 8		Smooth-barked species. Car damage to N side of trunk.	Remove. 2 - economic use
26	Hackberry	9	Good	Fair	7, 7, 5, 7		Smooth-barked species. Lions tailed.	Remove. 2 - economic use
27	Hackberry	5.5	Good	Good	7, 4, 6, 7		Smooth-barked species. Small canopy.	Remove. 2 - economic use
28	Hackberry	10.5	Good	Fair	7, 8, 9, 12		Smooth-barked species. Lions tailed.	Remove. 2 - economic use
29	Hackberry	6.5	Good	Good-Fair	3, 7, 7, 8		Species with corky bark protrusions. Narrow canopy.	Remove. 2 - economic use
30	Hackberry	6	Good	Fair	8, 10, 7, 12		Species with corky bark protrusions. Lions tailed.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
31	Coast redwood	20	Fair-Poor	Good	7, 10, 9, 8		Sparse canopy with stunted growth. Hangers in tree. New sidewalk and ramp around tree.	Remove. 2 - economic use
32	Coast redwood	16	Dead	Dead	5, 4, 7, 9		Basically dead.	Remove. 1- dying
33	Coast redwood	20	Fair	Good	15, 12, 5, 6		Sparse canopy, esp. at top (appears fuller in photo). Branch failures on roof.	Remove. 2 - economic use
34	Coast redwood	22	Good	Good	16, 6, 10, 11		Slightly sparse canopy.	Remove. 2 - economic use
35	Coast redwood	23	Good-Fair	Good	8, 8, 7, 12		Slightly sparse canopy, especially at top.	Remove. 2 - economic use
36	Coast redwood	19	Poor	Good	12, 10, 8, 4		Very sparse canopy.	Remove. 2 - economic use
37	Coast redwood	15.5	Fair	Good-Fair	9, 3, 10, 10		Sparse canopy, especially to E. Overall stunted in size, shortened branches to E.	Remove. 2 - economic use
38	Coast redwood	30	Fair-Poor	Good	14, 9, 10, 13		Sparse, stunted and chlorotic canopy.	Remove. 2 - economic use
39	Coast redwood	23	Fair-Poor	Good	7, 11, 8, 10		Sparse and stunted canopy with chlorotic needles. Cracking curb.	Remove. 2 - economic use
40	Coast redwood	24	Good-Fair	Good	7, 12, 8, 14		Slightly sparse canopy. Cracking curb.	Remove. 2 - economic use
41	Coast redwood	24.5	Good	Good	12, 14, 8, 12			Remove. 2 - economic use
42	Water gum	3	Fair-Poor	Good	5, 2, 2, 3		Sparse and stunted.	Remove. 2 - economic use
43	Water gum	5	Fair	Good	7, 3, 3, 5		Stunted, chlorotic and sparse canopy.	Remove. 2 - economic use
44	Sweet gum	13.5	Good-Fair	Fair	12, 9, 12, 12		Dead 3" branch to SE over walkway, 2" towards parking space.	Remove. 2 - economic use
45	Japanese maple	3.5, 2.5, 3.5, 3, 2, 1.5, 2.5	Good-Fair	Good	9, 7, 7, 7		Overpruned, small dead branch to E.	Remove. 2 - economic use
46	Crape myrtle	2, 2, 2, 2.5, 1	Fair-Poor	Fair/Fair-Poor	5, 3, 0, 1		Very stunted and sparse (poor lighting); branches very elongated and skinny.	Remove. 2 - economic use
47	Japanese maple (Bloodgood)	6 stems x 0.5"	Poor	Fair	1, 1, 3, 2		Tag at base of tree. Top dying.	Remove. 2 - economic use
48	Coast redwood	12	Good	Fair	8, 6, 7, 9		Canopy appears to have been thinned, which accounts for the sparseness.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
49	Coast redwood	20	Fair	Good	10, 8, 10, 11		Sparse and chlorotic canopy, especially at top.	Remove. 2 - economic use
50	Coast redwood	28	Fair	Good	13, 9, 8, 15		Sparse and chlorotic canopy, especially at top.	Remove. 2 - economic use
51	Coast redwood	38.5	Fair-Poor	Good-Fair	7, 12, 14, 12	\$7,200.00	Subordinated vertical stem at 25' above grade. Fuzzy shoots along elongated branches. Concrete steps raised, concrete walkway cracked and lifted. Electrical box raised above grade. Property to E drops several feet into parking lot.	Remove. 2 - economic use
52	Coast redwood	50	Fair-Poor	Good	18, 14, 8, 12	\$13,100.00	Sparse and stunted canopy. Property to E drops several feet into parking lot.	Remove. 2 - economic use
53	Seaside pittosporum	3, 4	Good-Fair	Fair-Poor	10, 5, 1, 6		Stems are leaning well to the N due to shading. Slightly sparse canopy.	Remove. 2 - economic use
54	Seaside pittosporum	4, 4.5, 3.5	Good-Fair	Fair	9, 2, 8, 1		Stems swooping erratically. May be good to keep with more pruning if #55 is removed.	Remove. 2 - economic use
55	Seaside pittosporum	2.5, 2, 2	Good-Fair	Fair	0, 4, 7, 2		Dead branch. Trunk has significant lean to S with sunburn.	Remove. 2 - economic use
56	Coast redwood	30.5	Poor	Good	6, 12, 12, 10		Sparse, stunted and chlorotic canopy.	Remove. 2 - economic use
57	Coast redwood	24	Poor	Good	6, 12, 5, 10		Sparse, stunted and chlorotic canopy.	Remove. 2 - economic use
58	Coast redwood	35	Very Poor	Good-Fair	16, 14, 6, 12		Very sparse and stunted canopy. dead branches throughout including stubbed branches over building.	Remove. 1- dying
59	Coast redwood	26	Very Poor/Dead	Fair-Poor	14, 12, 5, 12		Severe decline, unlikely to recover. Very sparse and stunted canopy. Codominant stems at 20' above grade.	Remove. 1- dying
60	Coast redwood	29	Fair	Fair	10, 13, 6, 11		Sparse and elongated branches. Codominant stems at 25' above grade.	Remove. 2 - economic use
61	Coast redwood	32	Fair/Fair-Poor	Good	14, 14, 7, 12		Sparse canopy.	Remove. 2 - economic use
62	Coast redwood	25.5	Poor	Good	14, 9, 8, 10		Very sparse canopy.	Remove. 2 - economic use
63	Coast redwood	27	Fair-Poor	Good	7, 10, 9, 7		Sparse, stunted and chlorotic canopy.	Remove. 2 - economic use
64	Coast redwood	17	Poor	Fair	10, 8, 6, 10		Sparse and stunted canopy, missing branches on E side.	Remove. 2 - economic use
65	Bottlebrush	5, 3.5, 3	Poor	Fair	0, 0, 2, 5		Topped tree did not respond well.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
66	Bottlebrush	4, 4.5, 4	Good	Fair	4, 1, 2, 3			Remove. 2 - economic use
67	Coast redwood	14.5	Poor	Good-Fair	12, 6, 9, 4		Sparse, stunted and chlorotic canopy with dead branches.	Remove. 2 - economic use
68	Coast redwood	16.5	Fair-Poor	Good	2, 4, 12, 12		Sparse, stunted and chlorotic canopy. Trunk will eventually grow into building.	Remove. 2 - economic use
69	Bottlebrush	1, 1.5, 1.5	Fair-Poor	Fair	3, 2, 2, 2		Half of stems are dead (excluded from diameter).	Remove. 2 - economic use
70	Coast redwood	20.5	Fair	Good-Fair	10, 8, 10, 9		Sparse, stunted and chlorotic canopy. Pruned away from high voltage along E property line.	Remove. 2 - economic use
71	Bottlebrush	2.5, 2.5, 4	Fair	Fair	1, 2, 5, 3		Includes second trunk. Did not respond well to being topped, minimal canopy.	Remove. 2 - economic use
72	Coast redwood	21	Very Poor/Dead	Fair-Poor	3, 6, 3, 3		Upper canopy mostly dead, branches cleared from power lines. Sparse, stunted and chlorotic lower canopy.	Remove. 1- dying
73	Coast redwood	5	Good-Fair	Good	5, 6, 3, 1		Understory, sparse.	Remove. 2 - economic use
74	Coast redwood	24.5	Good	Good	12, 7, 10, 10		Large circling root on S side of trunk.	Remove. 2 - economic use
75	Coast redwood	32.5	Fair	Good	28, 18, 20, 14		Sparse canopy. Cleared from power lines.	Remove. 2 - economic use
76	Seaside pittosporum	1.5, 2.5, 3, 3.5	Fair	Fair	10, 10, 5, 7		Excludes adjacent dead shrub.	Remove. 2 - economic use
77	Seaside pittosporum	2, 2.5, 1, 1.5, 1, 1, 1.5	Fair	Good-Fair	2, 3, 5, 5		Slightly sparse and stunted canopy.	Remove. 2 - economic use
78	Bottlebrush	5, 8	Fair	Good-Fair	0, 0, 10, 5		One trunk swoops out to SW. Other trunk topped and appears dead.	Remove. 2 - economic use
79	Coast redwood	15	Fair	Good	10, 5, 8, 7		Sparse and chlorotic canopy, pruned away from power lines.	Remove. 2 - economic use
80	Bottlebrush	5, 5.5	Fair-Poor	Fair	4, 2, 2, 1		Topped, growing back.	Remove. 2 - economic use
81	Bottlebrush	3, 3, 2, 1.5	Good-Fair	Fair-Poor	4, 2, 0, 6		Stems swoop to NW and tangled with #82. Shoots growing back to S.	Remove. 2 - economic use
82	Bottlebrush	5.5	Fair	Fair	3, 2, 2, 2		Understory, canopy mixed with #81.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
83	Coast redwood	21	Fair-Poor	Fair	5, 10, 8, 12		Stunted, sparse and chlorotic canopy. Top dead. Elongated branches, pruned for power line clearance.	Remove. 2 - economic use
84	Bottlebrush	5, 4, 5	Fair	Fair	3, 4, 7, 7		Understory, omitted 2" dead stem.	Remove. 2 - economic use
85	Coast redwood	23.5	Good	Good	12, 10, 8, 12		Pruned for power line clearance.	Remove. 2 - economic use
86	Bottlebrush	3.5, 3.5, 6.5	Fair	Fair-Poor	8, 0, 0, 1		One of the 3" stems is basically dead. Phototropic lean to N.	Remove. 2 - economic use
87	Bottlebrush	3, 3.5	Fair	Fair-Poor	8, 3, 0, 3		Stems bowed to N over #88; omitted small dead stems.	Remove. 2 - economic use
88	Bottlebrush	5, 4.5, 9	Fair	Fair	5, 3, 2, 6		Crowded by #87. 9" stem was topped with no foliage.	Remove. 2 - economic use
89	African fern pine	12	Poor	Fair	10, 10, 11, 7		Very sparse and chlorotic.	Remove. 2 - economic use
90	African fern pine	20	Fair	Good-Fair	16, 8, 10, 14		Full but chlorotic canopy.	Remove. 2 - economic use
91	African fern pine	20	Fair	Fair	10, 17, 20, 18		Slightly sparse but very chlorotic canopy. Multiple crowded codominant stems at 15' above grade.	Remove. 2 - economic use
92	Japanese maple	1, 1, 0.5, 1, 1, 1.5	Good	Good	2, 5, 1, 5			Remove. 2 - economic use
93	Japanese maple	2	Good-Fair	Good	1, 2, 2, 2		Recently planted, diameter at base. (DBH is ~3 stems at 0.3")	Remove. 2 - economic use
94	Japanese maple	3, 3, 3, 2	Fair	Good	3, 3, 5, 4		Sparse canopy with stunted epicormic shoots. Sunburn on one of the stems.	Remove. 2 - economic use
95	Japanese maple (Bloodgood)	2, 2, 2, 2, 2, 1	Fair	Good	4, 2, 5, 4		Minimal lower canopy, branch dieback. In raised planter.	Remove. 2 - economic use
96	Japanese maple	5, 5	Good	Good	8, 4, 6, 8		Lower branches / twigs stunted or dead.	Remove. 2 - economic use
97	Japanese maple	3, 3, 4, 2, 4	Good-Fair	Good	6, 6, 7, 6		Upper canopy slightly sparse. Inner/lower twigs dead or slow.	Remove. 2 - economic use
98	Japanese maple	4.5, 3.5	Good	Good	3, 6, 7, 7			Remove. 2 - economic use
99	Japanese maple (Bloodgood)	2, 2, 2, 2, 2, 2.5	Fair	Good	7, 7, 6, 4		Sparse canopy interior shoots slow.	Remove. 2 - economic use
100	Japanese maple (CV)	3, 1, 1, 1.5, 1, 1.5, 1, 1	Fair-Poor	Good	2, 3, 3, 4		Epicormic shoots, top dieback. Center stems damaged by sunburn.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
101	Japanese maple (Bloodgood)	2.5, 2, 2, 1.5, 2, 2.5, 2	Fair-Poor	Good	6, 1, 4, 6		Stunted and dead twigs in lower canopy. In raised planter.	Remove. 2 - economic use
102	Japanese maple (Sango-kaku)	3, 2, 2, 2, 2	Good	Good	5, 4, 1, 7			Remove. 2 - economic use
103	Japanese maple (Sango-kaku)	2, 2.5, 2.5, 2, 1	Good-Fair	Good	4, 7, 5, 7		Half of twigs slow to leaf out.	Remove. 2 - economic use
104	Japanese maple (Bloodgood)	2, 1.5	Fair-Poor	Fair	4, 0, 2, 3		All canopy at top, stunted.	Remove. 2 - economic use
105	Shrub - omitted							
106	Japanese maple (Sango-kaku)	1.5, 7 stems x1"	Good-Fair	Good	2, 3, 3, 5		Slightly stunted.	Remove. 2 - economic use
107	Japanese maple (Sango-kaku)	1, 4 x 0.5"	Fair-Poor	Good	2, 2, 2, 2		Sparse, stunted with dieback.	Remove. 2 - economic use
108	Japanese maple	2.5, 2, 1, 1.5	Fair	Good	4, 3, 5, 3		Sparse and stunted.	Remove. 2 - economic use
109	Japanese maple	1.5, 1.5, 1.5, 2, 1, 1	Good	Good	3, 2, 7, 4			Remove. 2 - economic use
110	Japanese maple (Bloodgood)	1.5, 1.5, 1.5, 1	Poor	Fair	3, 1, 3, 2		In raised planter. Half of stems are dead other half have dieback or epicormic sprouts.	Remove. 2 - economic use
111	Crape myrtle	3, 3, 2.5	Fair-Poor	Fair	7, 2, 5, 7		Stunted and sparse canopy.	Remove. 2 - economic use
112	Crape myrtle	2, 2, 2, 1.5	Poor	Fair-Poor	4, 1, 5, 5		Very stunted and sparse canopy.	Remove. 2 - economic use
113	Water gum	4.5	Fair-Poor	Good	3, 3, 3, 4		Sparse and stunted canopy.	Remove. 2 - economic use
114	Sweet gum	13	Good	Good	5, 7, 12, 12			Remove. 2 - economic use
115	Coast redwood	34.5	Good	Good	13, 13, 10, 12		Roots growing over curb, liquidambar roots are circling E side of trunk. Electric box within 3' of trunk.	Remove. 2 - economic use
116	Crape myrtle	2.5, 2.5, 1, 1.5, 2	Fair	Good-Fair	6, 2, 6, 7		Sparse canopy.	Remove. 2 - economic use
117	Water gum	4.5	Good-Fair	Good	5, 3, 4, 4		Slightly sparse and stunted canopy.	Remove. 2 - economic use
118	Crape myrtle	2, 2, 2, 2	Good	Good-Fair	7, 2, 5, 6			Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
119	Crape myrtle	2, 1, 1, 1	Fair	Good-Fair	5, 0, 4, 6		Slightly sparse canopy.	Remove. 2 - economic use
120	Sweet gum	11	Fair	Fair	4, 3, 8, 9		Cavity on NE side at grade (odd, between roots). Sparse canopy. Vertical secondary stem at 10' above grade.	Remove. 2 - economic use
121	Sweet gum	11	Fair	Fair-Poor	11, 7, 12, 14		Lions tailed. Concrete walkway cracked to N.	Remove. 2 - economic use
122	Sweet gum	11	Good	Fair	12, 8, 3, 11		Lions tailed, but growing back. Walkway cracked to S.	Remove. 2 - economic use
123	Sweet gum	13	Good	Fair-Poor	7, 12, 10, 12		Curb and asphalt cracked and raised. Lions tailed.	Remove. 2 - economic use
124	Sweet gum	9.5	Good	Fair-Poor	8, 7, 6, 9		Lions tailed. Curb cracked but no raising.	Remove. 2 - economic use
125	Sweet gum	33.5	Good	Fair	10, 10, 12, 14		Lions tailed.	Remove. 2 - economic use
126	Coast redwood	12	Poor-Very Poor	Good	11, 6, 6, 11		Very sparse and stunted canopy.	Remove. 1- dying
127	Coast redwood	20.5	Fair-Poor	Good	9, 7, 9, 10		Top declining significantly.	Remove. 2 - economic use
128	Coast redwood	36.5	Good-Fair	Good	15, 12, 10, 14	\$10,300.00	Slightly sparse canopy.	Remove. 2 - economic use
129	Coast redwood	35	Good-Fair	Good	16, 10, 15, 15		Slightly sparse canopy. Sidewalk panel replaced 8' to NE.	Remove. 2 - economic use
130	Coast redwood	32.5	Good-Fair	Good	15, 14, 8, 9		Sidewalk panel replaced within 1' to N, apparently without cutting into the root mass in the lawn (visible bark). Slightly sparse canopy, top starting to die. On previous tree, top starting to die with codominant stems at very tip.	Remove. 2 - economic use
131	Coast redwood	34.5	Good-Fair	Good	12, 10, 8, 15		Slightly sparse canopy. Concrete paver slightly lifted 6' to NE.	Remove. 2 - economic use
132	Coast redwood	35	Good-Fair	Good	16, 14, 11, 12		Slightly sparse canopy. Sidewalk panel lifted 10' to N/NE.	Remove. 2 - economic use
133	White birch	12	Good-Fair	Good	14, 5, 4, 2		Foliage looks good but canopy is not full.	Remove. 2 - economic use
134	White birch	11.5	Good-Fair	Good	12, 3, 1, 2		Foliage looks good but canopy is not full.	Remove. 2 - economic use
135	Crape myrtle	2, 2, 2, 2, 6 x 1.5"	Fair	Good-Fair	6, 4, 4, 6		In circular planter. Sparse and stunted canopy.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
136	Crape myrtle	2	Good-Fair	Good	2, 2, 2, 2		Young tree. Planted deep, slightly sparse canopy.	Remove. 2 - economic use
137	Deodar cedar	27.5	Good	Fair	15, 20, 18, 15		Lions tailed/thinned and extended branches. Sidewalk replaced to N, asphalt in parking lot to S raised across 4 spots as far as 18' to SE.	Remove. 2 - economic use
138	Deodar cedar	22	Good-Fair	Good-Fair	18, 10, 18, 15		Lions tailed, branches shorter and more compact. Sidewalk replaced to N, asphalt in parking lot to S raised across 2 spots. Slightly chlorotic canopy.	Remove. 2 - economic use
139	Monterey pine	26.5	Fair-Poor	Fair	10, 15, 15, 12		Canopy spaced out due to removal of dead limbs, needles turning chlorotic in lower canopy. Large canker encompasses half of trunk on S side.	Remove. 2 - economic use
140	Crape myrtle	1.5	Poor	Good	2, 2, 2, 2		Young tree with significant dieback.	Remove. 2 - economic use
141	Olive	12.5, 12	Good-Fair	Good	12, 15, 10, 10		Leaves slightly yellow. Inner facing side of trunks both dead.	Remove. 2 - economic use
142	Canary Island pine	17	Good	Good	5, 4, 8, 6		3' from corner of trash enclosure. Proposed sidewalk 6' from trunk; walkway 12' away.	Protect with temporary fencing. Hand excavate along sidewalk within 8' of trunk, consult arborist if roots > 2" diameter are encountered.
143	Canary Island pine	19.5	Good	Fair	6, 6, 6, 5		Diameter measured at 3' due to swelling from codominant stems at 5', one splits again into second set of codominant stems. Proposed sidewalk 3' from trunk; area partially covered by (E) hardscape.	
144	Canary Island pine	15.5	Good	Good-Fair	8, 8, 8, 8		Swooping lower trunk, lean corrected.	Remove. 2 - economic use
145	Coast redwood	8	Good	Good	6, 6, 6, 6			Remove. 2 - economic use
146	Coast redwood	9.5	Good	Good	7, 7, 7, 7		Slightly stunted.	Remove. 2 - economic use
147	Coast redwood	9.5	Good-Fair	Good	6, 6, 6, 6		Slightly sparse canopy.	Remove. 2 - economic use
148	Coast redwood	7.5	Good	Good	6, 6, 6, 6			Remove. 2 - economic use
149	Crape myrtle	9, 9, 11, 5, 4	Fair	Good-Fair	15, 15, 12, 15	\$11,700.00	Very large specimen, canopy only in upper half of tree. Canopy appears slightly sparse and stunted.	Remove. 2 - economic use
150	Purple leaf plum	6, 5, 4.5, 4, 4, 3.5, 4.5	Good	Fair	8, 12, 10, 8		Included bark in attachment. Over-raised.	Remove. 2 - economic use
151	Crape myrtle	2, 2.5, 2.5, 1	Fair-Poor	Fair	6, 6, 2, 8		Stunted and sparse canopy. Roots may be girdling.	Remove. 2 - economic use

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152	Crape myrtle	2.5, 2.5, 3, 1	Good-Fair	Fair	7, 6, 2, 4			Remove. 2 - economic use
153	Crape myrtle	1.5, 2, 1.5, 1.5, 1.5	Fair-Poor	Fair	7, 4, 2, 6		Slow to leaf out, stunted and sparse canopy.	Remove. 2 - economic use
154	Crape myrtle	4, 4.5, 3.5, 4.5, 3, 4.5, 3.5, 3, 4, 3.5, 3.5	Good	Good-Fair	12, 8, 10, 8	\$3,330.00	Over-raised.	Remove. 2 - economic use
155	Crape myrtle	1.5, 3, 2.5, 2.5, 1.5	Good-Fair	Good-Fair	8, 6, 2, 6			Remove. 2 - economic use
156	Crape myrtle	2, 1, 3 x 2.5"	Good	Good-Fair	6, 3, 2, 6			Remove. 2 - economic use
157	Crape myrtle	3, 3, 3.5, 2, 2.5, 2.5, 1.5	Good-Fair	Good-Fair	8, 7, 2, 8		Slightly sparse and stunted.	Remove. 2 - economic use
158	Brisbane box	3.5	Good	Good	4, 4, 4, 4		Still has stakes.	Remove. 2 - economic use
159	Crape myrtle	2.5, 2.5, 2, 2, 1.5, 1, 1.5, 2	Good-Fair	Good-Fair	6, 2, 2, 6		Appears stunted.	Remove. 2 - economic use
160	Crape myrtle	2.5, 2.5, 2.5, 1, 2, 2, 1.5	Good-Fair	Good-Fair	2, 3, 3, 6		Appears stunted.	Remove. 2 - economic use
161	Crape myrtle	1.5, 1.5, 2, 2, 2	Good-Fair	Fair	1, 3, 1, 6		Appears stunted.	Remove. 2 - economic use
162	Evergreen pear	13	Fair	Good	10, 6, 12, 15		Fire blight and leaf spot causing defoliation. Sidewalk ground down.	Remove. 2 - economic use
163	Evergreen pear	7.5	Fair-Poor	Fair	1, 2, 10, 10		Fire blight and leaf spot causing defoliation. Dieback.	Remove. 2 - economic use
164	Evergreen pear	12.5	Fair	Fair	15, 8, 15, 18		Fire blight and leaf spot causing defoliation. Sidewalk ground down. Minor tip dieback.	Remove. 2 - economic use
165	Evergreen pear	16	Fair	Fair-Poor	15, 10, 8, 12		Fire blight and leaf spot causing defoliation. Concrete replaced to N/W. Codominant stems at 6', lions tailed.	Remove. 2 - economic use
166	Brazilian pepper	31.5	Good-Fair	Fair	18, 18, 18, 18		Sidewalk ground down to NE, lifting closest concrete and asphalt curb/parking spaces. Lions tailed, chlorotic canopy.	Remove. 2 - economic use
167	Evergreen pear	17.5	Fair	Fair	12, 8, 15, 15		Fire blight and leaf spot causing defoliation; dieback. Sidewalk ground down. Lions tailed.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
168	Evergreen pear	10	Fair	Fair	8, 10, 8, 10		Fire blight and leaf spot causing defoliation.	Remove. 2 - economic use
169	Crape myrtle	1, 1, 1, 8 x 1.5"	Good-Fair	Fair	6, 6, 6, 6		Slightly stunted.	Remove. 2 - economic use
170	Coast redwood	26	Good-Fair	Good	12, 12, 12, 12		Telephone utility box within 1' of trunk, upper landing of steps recently replaced. Potential root extending N into 2 parking spaces. Slightly sparse canopy.	Remove. 2 - economic use
171	Coast redwood	14	Fair	Good	8, 8, 8, 8		Sparse canopy.	Remove. 2 - economic use
172	Coast redwood	11	Fair	Good	6, 6, 6, 6		Sparse canopy.	Remove. 2 - economic use
173	Coast redwood	11.5	Fair	Good	2, 4, 6, 8		Sparse canopy.	Remove. 2 - economic use
174	Sweet gum	7.5	Fair-Poor	Good-Fair	6, 3, 6, 5		Sparse, stunted and chlorotic canopy with minimal branching in lower canopy (due to removal + decline).	Remove. 2 - economic use
175	Sweet gum	8	Poor	Fair	6, 0, 10, 6		Significant branch dieback. Concrete walkway lifted to N and patched.	Remove. 2 - economic use
176	Coast redwood	17.5	Fair	Good	8, 8, 8, 8		Sparse canopy. Walkway lifted and ground down to N.	Remove. 2 - economic use
177	Coast redwood	10.5	Fair	Good	6, 3, 8, 3		Sparse canopy. Walkway lifted to N.	Remove. 2 - economic use
178	Coast redwood	11.5	Fair	Good	6, 6, 8, 3		Sparse canopy. Walkway lifted to N.	Remove. 2 - economic use
179	Sweet gum	11	Poor	Fair	8, 8, 8, 6		Stunted and sparse canopy with dead branches.	Remove. 2 - economic use
180	Coast redwood	11	Fair	Good	6, 3, 8, 8		Sparse canopy. Walkway lifted to N.	Remove. 2 - economic use
181	Coast redwood	21.5	Fair	Good	10, 10, 10, 8		Sparse canopy. Walkway lifted and ground down to N (still ramps over roots).	Remove. 2 - economic use
182	Coast redwood	21	Fair	Good	10, 10, 10, 10		Sparse canopy. Walkway replaced to N.	Remove. 2 - economic use
183	Coast redwood	23	Fair	Good	10, 6, 10, 6		Sparse canopy. Walkway recently replaced to N but is already lifted, unknown if structural roots were cut during repair.	Remove. 2 - economic use
184	Coast redwood	23	Fair	Good	10, 10, 10, 10		Sparse canopy. Walkway recently replaced to N but has been significantly raised again, with a 2" lift near trunk.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
185	Crape myrtle	4.5	Good-Fair	Good	6, 6, 6, 6		Slightly sparse canopy.	Remove. 2 - economic use
186	Crape myrtle	5.5	Good-Fair	Good	6, 6, 6, 6		Slightly sparse canopy.	Remove. 2 - economic use
187	Crape myrtle	1, 1.5, 1.5, 2	Good	Good-Fair	3, 6, 6, 4			Remove. 2 - economic use
188	Crape myrtle	3.5, 3.5, 2.5, 2.5	Good	Fair	6, 6, 6, 6			Remove. 2 - economic use
189	Japanese maple (Bloodgood)	2.5, 2.5, 2	Good	Fair	0, 6, 3, 6			Remove. 2 - economic use
190	Japanese maple (Bloodgood)	2, 1, 1.5, 1.5	Good	Fair	0, 8, 5, 6			Remove. 2 - economic use
191	Crape myrtle	2, 2, 2, 1.5, 2.5	Fair	Fair	3, 5, 5, 5		Slightly sparse and stunted canopy.	Remove. 2 - economic use
192	Crape myrtle	2, 1, 3.5, 3.5, 2, 3.5	Good	Fair	6, 3, 6, 3			Remove. 2 - economic use
193	Crape myrtle	5.5	Good-Fair	Fair	6, 7, 6, 6		Slow to leaf out, slightly sparse canopy.	Remove. 2 - economic use
194	Crape myrtle	6	Fair	Fair	7, 7, 7, 7		Stunted and sparse canopy, slow to leaf out.	Remove. 2 - economic use
195	Water gum	3.5	Good-Fair	Good	3, 3, 3, 3		Sparse canopy.	Remove. 2 - economic use
196	Sweet gum	15	Good	Fair	8, 10, 8, 10		Concrete walkway lifted at curb.	Remove. 2 - economic use
197	Sweet gum	11.5	Fair-Poor	Fair	8, 12, 10, 8		Dieback and sparse canopy.	Remove. 2 - economic use
198	Sweet gum	13	Good	Good-Fair	10, 8, 6, 8		Large vertical scaffold at 10' above grade, other angled branches.	Remove. 2 - economic use
199	Water gum	3	Good-Fair	Good	3, 3, 3, 3		Slightly stunted and sparse canopy.	Remove. 2 - economic use
200	Coast redwood	35	Good-Fair	Good-Fair	10, 10, 10, 10		Multiple branches failed from S side of canopy, leaving upper 1/3 of trunk bare. Multiple hangers in canopy including over parking. Rest of canopy slightly sparse. Trunk starting to grow over curb.	Remove. 2 - economic use
201	Coast redwood	35.5	Good-Fair	Good	10, 10, 10, 10		Slightly sparse upper canopy.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
202	Water gum	4	Fair	Good	5, 5, 3, 3		Slightly sparse canopy, minimal canopy to SW.	Remove. 2 - economic use
203	Sweet gum	13.5	Good-Fair	Fair	10, 8, 8, 8		Large roots follow curb. Angled branches resulting from aggressive crown reduction. Branch dieback at top.	Remove. 2 - economic use
204	Water gum	5	Fair-Poor	Good	8, 6, 3, 4		Sparse and stunted canopy.	Remove. 2 - economic use
205	Sweet gum	11.5	Good-Fair	Fair	8, 8, 7, 8		Structural root follows curb and has started to spread over. Heavily reduced in past, resulting in acute angles.	Remove. 2 - economic use
206	Sweet gum	14	Good	Fair	10, 8, 6, 6		Roots follow curb.	Remove. 2 - economic use
207	Japanese maple	6	Fair-Poor	Fair	7, 2, 7, 3		Top died. Raised planter.	Remove. 2 - economic use
208	Japanese maple (Bloodgood)	2.5, 6 x 1.5"	Fair-Poor	Fair	2, 3, 5, 2		Top declining, sparse canopy. Raised planter.	Remove. 2 - economic use
209	Japanese maple (Bloodgood)	1, 1.5, 1.5, 1.5, 2.5	Good-Fair	Good	6, 3, 6, 2		Slightly sparse canopy. Raised planter.	Remove. 2 - economic use
210	Japanese maple (Bloodgood)	2.5, 2.5, 3	Good-Fair	Good	6, 6, 5, 3		Slightly sparse canopy. Raised planter.	Remove. 2 - economic use
211	Japanese maple (Sango-kaku)	1, 1, 6 x 1.5"	Fair	Good	3, 4, 3, 5		Sparse and stunted growth, tip dieback.	Remove. 2 - economic use
212	Japanese maple	1.5, 1, 0.5, 0.5	Fair	Good	5, 4, 1, 3		Sparse and slightly chlorotic canopy.	Remove. 2 - economic use
213	Japanese maple	0.5, 1, 1, 1, 1, 1, 1.5	Fair-Poor	Good	4, 6, 6, 5		Sparse canopy with dieback, understory tree. Raised planter.	Remove. 2 - economic use
214	African fern pine	23.5	Fair	Fair	15, 18, 18, 20		Chlorotic canopy. Interior stripped out. Raised concrete walkway 15' to NW, unsure if related to this tree.	Remove. 2 - economic use
215	Japanese maple (Bloodgood)	1.5, 1.5, 1.5, 1, 1, 1	Poor-Very Poor	Fair	5, 2, 2, 2		Dying tree. Raised planter.	Remove. 1- dying
216	Japanese maple	2.5, 2.5, 2.5	Poor	Fair-Poor	6, 4, 0, 5		One of trunks dead, dieback on other. Other trunk likely to decline once branches are sunburned. Raised planter.	Remove. 2 - economic use
217	Japanese maple (Bloodgood)	2, 2, 2, 1.5, 1	Good-Fair	Good	6, 3, 6, 2		Slightly sparse canopy, in raised planter.	Remove. 2 - economic use
218	Japanese maple (Bloodgood) - photos	1, 1, 1, 2, 1.5, 1	Fair	Good	4, 3, 4, 2		Twig dieback, slightly sparse canopy; dead stems. In raised planter.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
219	Japanese maple (Bloodgood) - photos	2, 2.5, 2	Good	Good-Fair	7, 4, 3, 5		Lower canopy shaded out.	Remove. 2 - economic use
220	African fern pine	16	Good-Fair	Fair	18, 10, 10, 12		Chlorotic canopy to S, codominant vertical stems at 8' above grade. Curb cracked, asphalt feels raised.	Remove. 2 - economic use
221	Coast redwood	26.5	Good-Fair	Good	10, 10, 10, 10		Slightly sparse and browned at top.	Remove. 2 - economic use
222	Coast redwood	19	Good-Fair	Good	10, 10, 10, 10		Sparse and stunted upper canopy.	Remove. 2 - economic use
223	Coast redwood	27.5	Poor	Good	12, 12, 12, 12		Top and branch tips sparse and stunted.	Remove. 2 - economic use
224	Japanese maple (Bloodgood)	2	Good	Good	3, 3, 3, 3		Diameter taken of main trunk - split into multiple small branches at top. In round planter.	Remove. 2 - economic use
225	Japanese maple (Bloodgood)	2	Good-Fair	Good	1, 3, 5, 2		Diameter taken of main trunk - split into multiple small branches at top. In round planter, roots exposed.	Remove. 2 - economic use
226	Japanese maple (Bloodgood)	2	Fair-Poor	Good-Fair	6, 6, 6, 3		Diameter taken of main trunk - split into multiple small branches at top. In round planter, roots exposed. Sparse canopy with twig dieback.	Remove. 2 - economic use
227	Sweet gum	10.5	Good	Good-Fair	10, 10, 8, 6		Girdling roots. Large scaffold branch at 8' above grade.	Remove. 2 - economic use
228	Sweet gum	17	Good	Fair	10, 8, 6, 10		Canopy imbalanced away from building due to pruning.	Remove. 2 - economic use
229	Sweet gum	16	Good	Fair	10, 12, 5, 10		Pruned away from building. Narrow codominant stems at 28' above grade.	Remove. 2 - economic use
230	Coast redwood	38	Good	Good	10, 10, 10, 10	\$11,700.00	Underground garage.	Remove. 2 - economic use
231	Crape myrtle	2.5, 3, 3, 2, 1.5, 3.5, 2.5, 3, 3, 2	Good-Fair	Good-Fair	7, 7, 7, 7		Over-raised.	Remove. 2 - economic use
232	Crape myrtle	3.5, 3.5, 2, 4, 2.5, 3.5, 2, 2.5, 1.5	Good	Good-Fair	10, 10, 10, 10		Over-raised.	Remove. 2 - economic use
233	Callery pear	12.5	Good	Fair-Poor	8, 12, 10, 10		Sidewalk tree (city/off-site?). 3 codominant stems between 6'-7' above grade, two other stems already failed or removed. Curb replaced. Abundant sprouting. Proposed sidewalk planter larger than existing.	Protect with temporary fencing. Hand excavate around roots ≥ 1" and larger and consult arborist for recommendations.

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
234	Crape myrtle	3, 3, 2, 3, 3, 2, 2.5, 3, 2, 3, 3.5	Good	Good-Fair	9, 9, 9, 9		Over-raised.	Remove. 2 - economic use
235	Coast redwood	34.5	Fair	Good	12, 12, 12, 12		Sparse and stunted canopy.	Remove. 2 - economic use
236	Coast redwood	25	Fair/Fair-Poor	Good	10, 10, 10, 10		Sparse and stunted canopy, especially at top.	Remove. 2 - economic use
237	Coast redwood	21.5	Good	Good	10, 10, 10, 10		Slightly sparse canopy.	Remove. 2 - economic use
238	Coast redwood	27.5	Good	Good	10, 10, 10, 10		Slight gap in lower canopy, possibly from removal of adjacent tree.	Remove. 2 - economic use
239	Coast redwood	26.5	Good	Good	8, 8, 8, 8		Hanger in canopy.	Remove. 2 - economic use
240	Coast redwood	27	Good	Good	10, 10, 10, 10			Remove. 2 - economic use
241	Coast redwood	3.5	Fair	Good	6, 6, 6, 6		Understory, planted between mature trees. Sparse canopy.	Remove. 2 - economic use
242	Coast redwood	27.5	Good	Good	10, 10, 10, 10		Large root mass at fence.	Remove. 2 - economic use
243	Coast redwood	21	Good	Good	8, 8, 8, 8			Remove. 2 - economic use
244	Coast redwood	28	Good	Good	10, 10, 10, 10		Large utility box 2' to NE. Surface roots follow edge of patio in landscape area.	Remove. 2 - economic use
245	Cheesewood	6, 6, 3.5, 4, 2.5, 6	Good-Fair	Good	12, 15, 12, 8		Dominated by climbing fig, in retaining wall above parking.	Remove. 2 - economic use
246	Cheesewood	5.5, 2	Good-Fair	Good	8, 10, 6, 8		Dominated by climbing fig, in retaining wall above parking.	Remove. 2 - economic use
247	Cheesewood	2.5, 1, 1	Good	Good	0, 10, 0, 6		Dominated by climbing fig, in retaining wall above parking.	Remove. 2 - economic use
248	Cheesewood	3.5, 3.5, 2, 2 1.5	Good	Good	6, 6, 8, 8		Dominated by climbing fig, in retaining wall above parking.	Remove. 2 - economic use
249	Brazilian pepper	17.5	Good	Good-Fair	18, 10, 15, 12		Lions tailed. Curb cracked next to tree. Closing wound on E side of trunk.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
250	Canary Island pine	12.5	Good	Fair	8, 16, 6, 6		Off-site tree. Codominant stems at top with narrow attachment. ~11' from proposed retaining wall; within existing parking lot.	After demo, install temporary protection fencing. Arborist on-site during storm drain and retaining wall excavation; fencing to be reinstalled immediately after work is completed.
251	Canary Island pine	12	Good	Good-Fair	6, 16, 6, 0		Off-site tree. Large branch extends to E at 11' above grade. ~11' from proposed retaining wall; within existing parking lot.	
252	Canary Island pine	15	Good	Fair	8, 12, 8, 8		Off-site tree. Several sets of codominant stems with narrow attachments. ~11' from proposed retaining wall; within existing parking lot.	
253	Canary Island pine	12	Fair-Poor	Fair	10, 10, 10, 10		Off-site tree. Very chlorotic. Trunk girdled at 7'. ~11' from proposed retaining wall; within existing parking lot.	
254	Canary Island pine	14.5	Good	Good	6, 10, 6, 6		Off-site tree. Slightly elongated branches to E. ~11' from proposed retaining wall; within existing parking lot.	
255	Canary Island pine	17.5	Good	Good-Fair	8, 10, 15, 8		Off-site tree. Trunk girdled at 7'. Slight corrected lean in lower trunk. Some dead branches to N. ~11' from proposed retaining wall; within existing parking lot.	
256	Canary Island pine	13.5	Fair-Poor	Fair	6, 10, 6, 6		Off-site tree. Very chlorotic foliage. Trunk girdled by guy wire at 7' and 10' above grade. ~11' from proposed retaining wall; within existing parking lot.	
257	Canary Island pine	14	Good	Good-Fair	8, 15, 12, 8		Off-site tree. Elongated branches to E over parking. ~11' from proposed retaining wall; within existing parking lot.	
258	Canary Island pine	14.5	Fair	Fair	8, 12, 8, 8		Off-site tree. 3 codominant stems at 18' above grade. Lower trunk has slight but corrected lean. Trunk girdled at 7'. ~11' from proposed retaining wall; within existing parking lot.	
259	Brazilian pepper	25	Good	Fair	15, 12, 15, 12		Typical contorted structure. Curb cracked, asphalt lifted. Large root cut to NW by fence. N canopy limited.	Remove. 2 - economic use
260	Coast live oak	16	Good	Good-Fair	20, 18, 10, 15		Off site tree, tag on fence. DBH estimated using photo taken over fence, approx. 8' W of property line fence, dripline over hangs by 10'. Codominant stems at 5' above grade, phototropic lean to N away from pepper. Proposed grading ~8' from trunk, more than 3' drop over 16' distance.	Install protection fencing. Consult arborist for recommendations if roots $\geq 1"$ are encountered during grading.
261	Brazilian pepper	17	Fair	Good-Fair	12, 10, 15, 6		7.5" trunk sprout to N dead. Curb and asphalt raised and cracked by trunk. Branch tore out to E at 10' above grade. Sparse canopy.	Remove. 2 - economic use
262	Brazilian pepper	4, 4, 6, 6, 5.5, 5, 5.5, 4.5, 5, 5, 5	Poor	Poor	10, 12, 10, 15	\$1,780.00	Sparse, chlorotic and stunted canopy with dieback, also appears lions tailed. Many trunks.	Remove. 2 - economic use

ID #	Species	DBH (in)	Health	Structure	Dripline (NESW, ft)	Appraised Value	Notes	Actions
263	Bottlebrush	5, 6	Good-Fair	Good	8, 6, 6, 0		Tree form. Ganoderma on E stem.	Remove. 2 - economic use
264	Coast live oak	14	Good	Fair	10, 12, 18, 18		Off-site tree, tag on fence. Diameter and location estimated (~4' from fence). Large secondary branches at base and at 5'. Proposed grading ~4' from trunk, drops 1.5' to proposed building.	Install protection fencing. Arborist on-site to monitor grading within 10' of tree.
265	Brazilian pepper	6, 5.5, 3, 4, 4, 6, 4, 4, 5.5, 4, 4, 5, 3.5, 5, 4, 4	Good-Fair	Fair	12, 10, 12, 8	\$2,460.00	Multiple zig zagging trunks, typical for species. Slightly stunted and chlorotic.	Remove. 2 - economic use
266	Brazilian pepper	5, 3, 3, 3, 3, 3, 2, 3, 3, 3, 3 +	Fair	Fair	15, 8, 15, 10		Off-site tree, tag on fence. cluster of stems (additional diameters not included) - likely shares a single root system. Likely volunteers from the trunk that was cut down on the site. Slightly stunted and chlorotic tips. Proposed grade will drop by 0.5' near tree.	Arborist on site during grading, water tree during construction. Moderate impact.
267	Brazilian pepper	11, 10, 11.5, 10.5, 12, 13, 13.5	Good-Fair	Fair	15, 18, 18, 6	\$5,900.00	Slightly chlorotic canopy. Multiple zig zag crowded trunks, includes vertical offshoot (same root system). Girdling root to S.	Remove. 2 - economic use
268	Purple leaf plum	4, 3.5, 3.5, 2, 3.5, 2, 1.5	Good	Fair	8, 8, 8, 8		At entrance. Lions tailed. Included bark.	Remove. 2 - economic use
269	Purple leaf plum	5	Good	Good	7, 7, 7, 7		At entrance.	Remove. 2 - economic use
270	Purple leaf plum	1, 2.5, 2.5, 1, 2, 2, 1.5, 1.5, 2	Good	Fair	8, 8, 8, 8		At entrance. Lions tailed.	Remove. 2 - economic use

Appendix 2: Tree Protection Plan

The tree protection plan is attached as the next page. If it is missing, please contact me or the project manager for a copy.



Protect with temporary fencing and do not remove until time to install hardscape. Hand excavate along sidewalk within 8' of trunk, consult arborist if roots > 2" diameter are encountered. Avoid grading within tree protection area outlined by fence.

Arborist on-site during grading next to Brazilian pepper #266. Soil on subject property will need to be regularly moistened during construction.

For oaks #260 & 264, install temporary protection fencing along existing landscape area before demolition begins. Do not adjust or move fencing without arborist approval; avoid disturbance within the fencing area.

For #264, an arborist shall be on site during grading. (added 5/15/15)

For #260, consult an arborist for recommendations if roots 1" diameter or larger are encountered during grading.

Install temporary protection fencing along existing landscape area by trees #252-259 before demolition begins; stage additional fencing to expand the protection area towards #250 & 251 once demolition is completed. Do not adjust or move fencing without arborist approval.

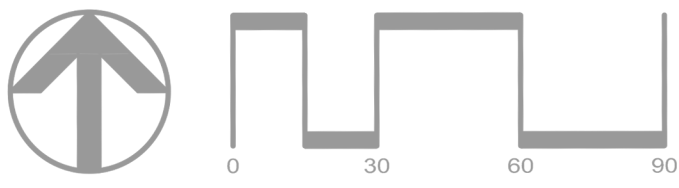
An arborist shall be on-site during excavation of the proposed storm drain & retaining wall by these trees. Additional recommendations may apply depending the extent of roots encountered during the project. Fencing shall be immediately reinstalled once the excavation work is completed.

Fencing to be installed after demolition.

Install temporary chain-link fencing around the sidewalk cutouts by trees #2, 5, 7, 8, 10 & 233. Hand excavate around roots 1" or larger and consult project arborist for recommendations before pruning any roots.

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING JOINT TRENCH
- EXISTING WATER
- EXISTING FIRE HYDRANT
- PROPOSED JOINT TRENCH
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED CLEAN STORM DRAIN
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED SILVA CELLS



Tree Protection Recommendations

Design Phase

- As the design progresses, ensure that the native grade is not disturbed within the temporary fencing area that is highlighted in the Tree Protection Plan that accompanies this report.
 - If encroachment is needed within the fenced area, discuss the impacts with the Project Arborist before finalizing the design.
 - Additional tree protection measures may be needed, including but not limited to: digging by hand or with air/water-assisted methods; providing supplemental irrigation; arborist monitoring during excavation. If the measures are not feasible, the trees may need to be removed.
- If the off-site trees are surveyed, the Project Arborist shall review updated plans to determine whether the tree protection recommendations still apply.
- Include a note in construction documents (on relevant sheets) that less invasive methods of excavation may be needed around trees #250-259 if significant roots are encountered within 12"-18" of existing grade. Methods may include but are not limited to air/water-assisted excavation tools, directional boring, hand digging, etc.

Pre-Demolition Phase

- Contractors:**
 - Inform all contractors and subcontractors of the significance of protecting the off-site trees, as the financial consequences for tree damage may be significant (both in city fees and claims from off-site tree owners). A pre-construction meeting may be needed to review the tree protection measures and work plan before demolition begins.
 - Keep your Project Arborist informed of the construction schedule, especially the excavation phases where monitoring or recommendations are needed.
- Temporary tree fencing:**
 - Before equipment arrives on site, install temporary 6' chain-link fencing around trees #2, 5, 7, 8, 10, 142, 143, 233, 252-258, 260 & 264 as noted on the Tree Protection Plan.
 - Leave additional fencing by tree #252 so the protection area can be expanded to include trees #250 & 251 after demolition is completed.
 - If the fencing location(s) will obstruct construction access, discuss other options with the Project Arborist.
 - The fencing shall stay upright and secure throughout the project. To modify the fencing, consult the Project Arborist to determine what substitute tree protection measures are needed to provide the same degree of protection. Fencing shall not be moved or adjusted without the Project Arborist's approval.
- Pruning:** Limit clearance pruning to the bare minimum, i.e. enough to just clear the air space needed for construction. Pruning shall be done by a tree service with a certified arborist on-staff, before construction begins.
- Wood chips, optional:** If desired, spread the wood chips generated by tree removal within the fenced areas. The wood chips will conserve water and contribute nutrients to the trees; they can also be left in place after construction.

Demolition Phase

- Remove every tree **EXCEPT** trees #2, 5, 7, 8, 10, 142, 143, 233, 252-258, 260 & 264 (249 trees to be removed; 20 trees to remain).
- After demolition is completed, extend the tree protection fencing to enclose trees #250 & 251 as noted on the Tree Protection Plan.

Construction Phase

- The Project Arborist shall be on-site during storm drain and retaining wall excavation by Canary Island pines #250-259. If significant roots are encountered within 12"-18" of existing grade, less invasive methods may be needed (e.g. air/water-assisted excavation methods; directional boring, hand digging). Once the storm drain is completed, fencing must be immediately reinstalled.
- The Project Arborist shall also be on-site during grading for the road by coast live oak #264 and Brazilian pepper #266. Regularly moisten the soil by this tree with methods available during that phase of construction (e.g. water truck, soaker hoses).
- If roots ≥ 1" diameter are encountered during excavation or grading by coast live oak #260, consult the Project Arborist for recommendations.
- For Canary Island pines #142 & 143, hand excavate along the sidewalk within 8' of trunk. Consult the Project Arborist for recommendations before root pruning.
- For sidewalk pear trees #2, 5, 7, 8, 10 & 233, hand excavate around roots ≥ 1" diameter or larger. Consult the Project Arborist for recommendations before root pruning.
- All root pruning shall be completed with sharp tools (hand pruners, loppers, handsaw, Sawzall, or circular saw), making the smallest possible cut – perpendicular to the length of the root rather than at a diagonal. Roots must then be covered and kept moist until the soil is backfilled.
- At any time, if damage occurs to any tree, immediately consult the Project Arborist for recommendations on how to mitigate the damage.

Post-Construction Phase

- If the Project Arborist deems it necessary during construction, supplemental irrigation should be provided for one growing season after construction is completed (~9 months). A temporary option with soaker hoses may be used. The hoses should be laid out as close to the edge of the tree canopies as possible. Leave them at a slow drip rate for 8 hours once a month (overnight is ideal). The irrigation off-sets water stress that may result from root pruning.

TREE PROTECTION LEGEND

- #1-270 Tree tag numbers (skipped #105)
 - #s in red indicate removals
 - #s in black indicate preserved trees
- Tree driplines, drawn by arborist (for preserved trees only)
- Temporary tree protection fencing (chain-link, attached to posts driven 2' into grade)

TREE PROTECTION PLAN

for 20807-20883 Stevens Creek Blvd, Cupertino
September 5, 2024 (revised December 18, 2025)
By Jennifer Tso, BCMA #WE-10270B
Michelia Arboriculture, LLC
925-515-1362 | jennifer@micheliarborist.com

Drawn on proposed utility plan by CBG Civil Engineering,
August 26, 2024. Tree locations approximately located by
arborist based on undated survey by Slooten Consulting, Inc.

Tree protection revisions are noted in red, based on
landscape plans by Gates + Associates (November 5, 2025).