ARBORIST REPORT

November 4, 2019 5202.00

PROJECT

19900 Stevens Creek Cupertino, CA

PREPARED FOR

19900 Stevens Creek

PREPARED BY

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



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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 consists of hardscape and landscape upgrades around an existing retail center. The project has had some parking lot and tree mitigation done already and this phase of the project is to create some outdoor amenity spaces for future tenants. 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.

METHODOLOGY

Our tree survey work is a deliberate and systematic methodology for cataloging trees on site:

- 1. Identify each tree species.
- 2. Note each tree's location on a site map.
- 3. Measure each trunk circumference at 4.5' above grade per ISA standards.
- 4. Evaluate the health and structure of each tree using the following numerical standard:
 - **5** A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
 - **4** A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - **3** A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with care.
 - **2** A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - **1** A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.
 - 0 Tree is dead.

SUMMARY OF FINDINGS

HMH conducted a tree inventory of 62 trees located within the limit of work outlined in Exhibit A.

Per City of Cupertino ordinance any tree removed needs to be mitigated. These requirements can be found under their protected tree ordinance. Chapter 14.18

Of the 62 trees on site the Camphor Tree and Canary Island Pine make up 58% of the site trees. 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.

Table 2 - Tree Evaluation Summary lists each tree number, botanical name, common name, DBH, circumference, ordinance trees, health rating, preservation suitability, general notes and observations.

See Exhibit A for Existing Tree Map

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: Acacia melanoxylon (Black Acacia)

Quantity: 1

Observations / Recommendations:

The Black Acacia is in moderate health. It is currently crowded by an offsite pine tree and adjacent Camphor tree. This crowding is creating some canopy structure defects and limiting natural development. Pruning the pine tree or removing the Acacia should be explored as to benefit one or the other.

Species: *Acer rubrum 'Armstrong'* (Armstrong Red Maple)

Quantity: 11

Observations / Recommendations:

All of the Red Maples are newly planted and are in good shape. Regular pruning by a qualified landscape contractor should be done as the trees mature to assure proper canopy structure.

Species: *Cinnamomum camphora* (Camphor Tree)

Quantity: 20

Observations / Recommendations:

Almost all the Camphor trees are in poor shape. They are in a state of decline, show extensive crown dieback on many branches resulting in poor canopy development and structural defects. Trees 28-35 are in a very narrow planting strip adjacent to the building and have been pruned away from the building. These trees develop broad canopies so locating them here was improper.

Species: *Ligustrum* (Privet)

Quantity: 2

Observations / Recommendations:

The Privet trees are generally classified as an invasive tree as they propagate voluntarily from other adjacent trees. It is uncertain if the two trees on the site were planted or were volunteers. Tree 9 is in a serious state of decline and should be removed, tree 12 has poor structure and crown die back

Species: *Pinus canariensis* (Canary Island Pine)

Quantity: 16

Observations / Recommendations:

The Pine trees are along the west side of the building and been pruned up over the top of the building which presents a top-heavy tree. This "lion tail" pruning method is not healthy for the tree structure and can create a hazard under high wind conditions. Other than that, the trees are in moderate shape.

Species: Pyrus calleryana (Ornamental Pear)

Quantity: 4

Observations / Recommendations:

The Pyrus trees are in moderate shape. They have irregular canopy structure potentially due to poor maintenance practices. Many are showing signs of fire blight on a number of branches in the canopy and have some crown die back. Removal of these branches using proper pruning methods for fire blight should commence and these trees be monitored for the return of any symptoms.

Species: Quercus suber (Cork Oak)

Quantity: 1

Observations / Recommendations:

The Oak tree is in good shape and should be protected in place.

Species: Seguoia sempervirens (Coast Redwood)

Quantity: 6

Observations / Recommendations:

The Redwood trees are in good shape and look more recently planted. They are in close proximity to the building and are similar in shape and structure to the pine trees in the same location. The concern is the shape of these trees may face the same fate as the pines if they are being pruned above the roof line of the building. This should be discouraged. As redwoods are high water use plants any modification to the understory planting should take this into consideration from a hydrozone standpoint.

Species: *Xylosma congestum* (Shiny Xylosma)

Quantity: 1

Observations / Recommendations:

The Xylosma is a shrub that has grown into a small tree. I it located under the caopies of .

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

Site preparation: All existing trees shall be fenced off 10' beyond the outside the drip line (foliar spread) of the tree. Alternatively, where this is not feasible, fence to the drip line of the tree. Where fencing is not possible, the trunk shall be protected straw waddle and orange snow fencing. The fence should be a minimum of six feet high, made of pig wire with steel stakes or any material superior in quality, such as cyclone fencing. Tree protection zone 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 breakage from construction equipment encroaching within the drip line. All contractors, subcontractors and other personnel shall be warned that encroachment within the fenced area is forbidden 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. 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. See tree preservation detail for additional information, including tree protection zone sign.

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 the "pruning standards" of the western chapter of the International Society of Arboriculture, 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. Arborists are equipped to provide a variety of services to assist in performing the job safely and reducing risk of personal injury and property damage (See also Addendum A - ANSI A300 Part 1 Pruning Standards).

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.

- 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.





TABLE 1 - TREE QUANTITY SUMMARY

Tree Quantity by Species		
Species	Quantity	% of Site
Acacia melanoxylon	1	2%
Acer rubrum 'Armstrong'	11	18%
Cinnamomum camphora	20	32%
Ligustrum	2	3%
Pinus canariensis	16	26%
Pyrus calleryana	4	6%
Quercus suber	1	2%
Sequoia sempervirens	6	10%
Xylosma congestum	1	2%
Total Trees	62	100%

TABLE 2 - TREE EVALUATION SUMMARY

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

DBH MEASUREMENT HEIGHT: 54"

Date of Evaluation: 11/01/2019

Suitability for Preservation is based on the following

Good - Trees with good health and structural stability that have the potential for longevity at the site.

Moderate - Trees in somewhat declining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require more intense management and will have a shorter lifespan than those in the 'Good' category.

Poor - Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to decline, regardless of treatment.

Health Rating

- 5 A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
- 4 A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
- 3 A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with care.
- 2 A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
- 1 A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.
- **0** Tree is dead.

Abbrevia	ations and Definition	ns						
CD	Codominant branches	Forked branches nearly the same size in diameter, arising from a common junction an lacking a normal branch union.						
CDB	Dieback in Crown	Condition where branches in the tree crown die from the tips toward the center.						
CR	CR	Tree is bounded closely by one or more of the following: structure, tree, Etc.						
D	Decline	Tree shows obvious signs of decline, which may be indicative of the presence of multiple biotic and abiotic disorders.						
DBH	Diameter at Breast Height	Measurement of tree diameter in inches. Measurement height varies by City and is noted above.						
EG	Epicormic Growth	Watersprouting on trunk and main leaders. Typically indicative of tree stress.						
EH	Exposed Heartwood	Exposure of the tree's heartwood is typically seen as an open wound that leaves a tree more susceptible to pathogens, disease or infection.						
Н	Hazardous	A tree that in it's current condition, presents a hazard.						
HD	Headed	Poor pruning practice of cutting back branches. Often practiced under utility lines to limit tree height.						
IB	Included Bark	Structural defect where bark is included between the branch attachment so the wood can't join. Such defect can have a higher probability of failure.						
LC	Low crotch	Multiple central leaders originating below the DBH measurement site.						
LN	Leaning Tree	Tree leaning, see notes for severity.						
ML	. Multiple Leaders	More than one upright primary stem						
PT	Phototropism	Tree exhibits phototropic growth habits. Reduced trunk taper, misshapen trunk and canopy growth are examples of this growth habit.						
S	Suckers	Shoot arising from the roots.						
SD	Structural Defects	Naturally or secondary conditions including cavities, poor branch attachments, cracks, or decayed wood in any part of the tree that may contribute to structural failure.						
SE	Severe	Indicates the severity of the following term.						
SL	Slight	Indicates the mildness of the following term.						
SR	Surface Roots	Roots visible at finished grade.						
ST	Stress	Environmental factor inhibiting regular tree growth. Includes drought, salty soils, nitrogen and other nutrient deficiencies in the soil.						
WU	Weak Union	Weak union or fork in tree branching structure.						

TREE#	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF- ERENCE (INCHES)	HEALTH	PRESERVATION SUITABILITY	NOTES
1	Cinnamomum camphora	Camphor Tree	19.0	60	2	Poor	CDB
2	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0	9	4	Good	
3	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0	9	4	Good	
4	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0	9	4	Good	
5	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0	9	4	Good	
6	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0	9	4	Good	
7	Cinnamomum camphora	Camphor Tree	11.0	35	2	Poor	CDB, PS
8	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0	9	4	Good	
9	Ligustrum lucidum	Privet	7.0	22	2	Poor	CDB, PS
10	Quercus suber	Cork Oak	24.0	75	4	Good	
11	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0	9	4	Good	
12	Ligustrum lucidum	Privet	20.0	63	4	Good	CD, CDB, ML, PS
13	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0	9	4	Good	
14	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0	9	4	Good	
15	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0	9	4	Good	
16	Pinus canariensis	Canary Island Pine	26.0	82	3	Moderate	
17	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0	9	3	Moderate	

TREE#	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF- ERENCE (INCHES)	HEALTH	PRESERVATION SUITABILITY	NOTES
18	Cinnamomum camphora	Camphor Tree	11.0	35	2	Poor	
19	Cinnamomum camphora	Camphor Tree	7.0	22	2	Poor	
20	Acacia melanoxylon	Black Acacia	9.5	30	3	Moderate	
21	Cinnamomum camphora	Camphor Tree	9.0	28	2	Poor	
22	Cinnamomum camphora	Camphor Tree	3.0	9	2	Poor	
23	Cinnamomum camphora	Camphor Tree	12.0	38	2	Poor	
24	Cinnamomum camphora	Camphor Tree	13.5	42	2	Poor	
25	Cinnamomum camphora	Camphor Tree	12.0	38	2	Poor	
26	Cinnamomum camphora	Camphor Tree	16.0	50	2	Poor	
27	Cinnamomum camphora	Camphor Tree	12.0	38	2	Poor	
28	Cinnamomum camphora	Camphor Tree	12.0	38	2	Poor	
29	Cinnamomum camphora	Camphor Tree	11.5	36	2	Poor	
30	Cinnamomum camphora	Camphor Tree	16.0	50	2	Poor	
31	Cinnamomum camphora	Camphor Tree	13.5	42	2	Poor	
32	Cinnamomum camphora	Camphor Tree	19.0	60	2	Poor	
33	Cinnamomum camphora	Camphor Tree	11.5	36	2	Poor	
34	Cinnamomum camphora	Camphor Tree	10.5	33	2	Poor	

TREE#	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF- ERENCE (INCHES)	HEALTH	PRESERVATION SUITABILITY	NOTES
35	Cinnamomum camphora	Camphor Tree	11.0	35	2	Poor	
36	Cinnamomum camphora	Camphor Tree	13.5	42	2	Poor	CD
37	Pinus canariensis	Canary Island Pine	23.0	72	3	Moderate	
38	Pinus canariensis	Canary Island Pine	25.0	79	3	Moderate	CR, PS
39	Pinus canariensis	Canary Island Pine	20.0	63	3	Moderate	CR, PS
40	Pinus canariensis	Canary Island Pine	25.0	79	3	Moderate	CR, PS
41	Xylosma congestum	Shiny Xylosma	3.5	11	3	Moderate	CR, PS
42	Pyrus calleryana	Ornamental Pear	6.5	20	2	Poor	BLIGHT, CDB, LN, PS
43	Pyrus calleryana	Ornamental Pear	12.0	38	2	Poor	BLIGHT, CDB, LN, PS
44	Pyrus calleryana	Ornamental Pear	12.0	38	2	Poor	BLIGHT, CDB, LN, PS
45	Pyrus calleryana	Ornamental Pear	10.0	31	2	Poor	BLIGHT, CDB, LN, PS
46	Pinus canariensis	Canary Island Pine	22.0	69	3	Moderate	
47	Pinus canariensis	Canary Island Pine	23.0	72	3	Moderate	CR
48	Pinus canariensis	Canary Island Pine	26.0	82	3	Moderate	CR
49	Pinus canariensis	Canary Island Pine	24.0	75	3	Moderate	CR
50	Pinus canariensis	Canary Island Pine	26.0	82	3	Moderate	CR
51	Pinus canariensis	Canary Island Pine	28.0	88	3	Moderate	CR

TREE#	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF- ERENCE (INCHES)	HEALTH	PRESERVATION SUITABILITY	NOTES
52	Pinus canariensis	Canary Island Pine	28.0	88	3	Moderate	CR
53	Pinus canariensis	Canary Island Pine	30.0	94	3	Moderate	CR
54	Pinus canariensis	Canary Island Pine	30.0	94	3	Moderate	CR
55	Sequoia sepmervirens	Coast Redwood	10.0	31	4	Good	
56	Sequoia sepmervirens	Coast Redwood	10.0	31	4	Good	
57	Sequoia sepmervirens	Coast Redwood	10.0	31	4	Good	
58	Sequoia sepmervirens	Coast Redwood	12.0	38	4	Good	
59	Sequoia sepmervirens	Coast Redwood	13.0	41	4	Good	
60	Sequoia sepmervirens	Coast Redwood	12.0	38	4	Good	
61	Pinus canariensis	Canary Island Pine	26.0	82	3	Moderate	
62	Pinus canariensis	Canary Island Pine	38.0	119	3	Moderate	CD, CDB, CR, PS





































































































