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September 4th, 2019

Ashley Seay
Baskervill
101 S. 15th St. Suite 200
Richmond, VA 23219
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RE: Tree Inventory and Arborist Report for Courtyard Hotel in Cupertino, CA

Dear Ms. Seay,

Thank you for contracting with Davey Resource Group Inc. (DRG) regarding the above project. In support of your objectives DRG is pleased to provide you with the attached report for the planned project.

A DRG International Society of Arboriculture (ISA) Certified Arborist (#PD-2444A) conducted the site assessment of sixteen trees that are planned for removal prior to landscaping upgrades at the Courtyard Hotel in Cupertino, California. The trees were assessed for location, size, current condition, and overall health to assist with design considerations for landscape upgrades and tree removals. The attached report can be used to assist with tree removal permitting.

The survey determined the following:

- Sixteen (16) trees were evaluated
- Seven (7) distinct species were identified. The most common species was southern live oak (*Quercus virginiana*)
- Tree condition was rated from good to critical
- All trees fall under protected status as defined by the City of Cupertino, CA ([Ch. 14.18.050, C](#))
- New landscape installation will require hand digging to reduce impacts to roots of retained trees

Please feel free to contact me if you would like more information or have any questions.

Sincerely,

Lori Murphy - Consulting Arborist
Davey Resource Group Inc.
Certified Arborist #WE-7844-AM
916-899-7917

TREE INVENTORY AND ARBORIST REPORT

Courtyard Hotel
10605 N. Wolfe Rd.
Cupertino, CA

September 2019



Tree Inventory and Arborist Report
Courtyard Hotel, 10605 N. Wolfe Rd.,
Cupertino, California

Prepared for

Ashley Seay
Baskervill
101 S. 15th St., Suite 200
Richmond, VA 23219

September 2019

Prepared by:

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Notice of Disclaimer

Inventory data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Davey Resource group is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Davey Resource Group provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the inventoried trees.

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Summary

In August 2019, Davey Resource Group, Inc. (DRG) was contracted by Ms. Ashley Seay of Baskervill to conduct a tree inventory and develop an arborist report for sixteen (16) client-identified trees slated for removal to facilitate site and landscape upgrades at the Courtyard by Marriott Hotel in Cupertino, CA.

An International Society of Arboriculture (ISA) Certified Arborist from DRG (PD-2444A) conducted an evaluation of the trees on August 22nd and 28th, 2019. The data set was collected as GIS-based tree inventory and trees were assessed by their location, size, current condition, and overall health. The evaluations determined, based on visual inspection, tree condition ratings ranged from good (11 trees) to fair (3 trees). Two redwood trees were in critical condition. Only trees identified by the project contact were assessed.

Introduction

Assignment

Baskervill architects are coordinating with Courtyard Hotel to implement landscape and site upgrades around the hotel. DRG received a landscape plan of the site that detailed those trees slated for removal. The trees are protected under Cupertino Municipal Code Chapter 14.18.050-C as part of an approved development and require a permit for removal.

This inventory establishes the quantity and condition of trees slated for removal. The condition of each tree was visually assessed and photographed. The property managers are planning landscape upgrades and proactive removals on the site and replacing these with more appropriate species. This tree inventory is intended to help apply for necessary tree removal permits. By proactively managing trees adjacent to buildings and other assets, managers are planning for the necessary steps to create a plan for a sustainable low-maintenance landscape.

Limits of Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground on August 22nd and 28th, 2019, and no soil excavation to expose roots was performed. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated trees in the future.

Purpose and Use of Report

The scope of work includes only inventoried trees as identified by the client. The purpose is to help create a sustainable landscape through strategic removal and replacement with appropriate species. This report will be used to facilitate tree removal permitting with the City of Cupertino.

This report outlines strategies to help property managers interpret tree data collected and provide long-term management recommendations. Effective care of this tree population requires the management plan to address potential impacts and to the building and hardscape. The planned upgrades provide long term strategies for ensuring the safety and overall health of the trees on site.

Overall, trees are an important component of the urban ecosystem. Property managers have an opportunity to steward this resource proactively in order to maintain safety and property values and guide maintenance planning which will enhance and preserve the beauty and livability within the surrounding community. With appropriate management the trees will be vital assets to the property for many years to come.

Observations

Methods

Only a visual inspection was used to develop the findings, conclusions, and recommendations found in this report. For each tree, diameter at breast height (DBH) was collected using the following methods. All trees identified by the client as planned for removal were collected. Shrubs were not required to be included in the inventory.

Data collection also included height estimation, canopy radius estimation, a visual assessment of tree condition, structure, and health, and a photographic record of trees and site conditions. To assign condition, numerical values were assigned to grade the attributes of the roots, trunk, branches, and foliage, including structure and health, and averaged to obtain an overall condition rating. No physical inspection of the upper canopy, sounding, root crown excavation, resistance drilling, or other technologies were used in the evaluation of the trees.

Site Observations

The inventory took place at the The Courtyard Hotel located at 10605 N. Wolfe Rd. north of Interstate 280 in Cupertino, California. Many planting locations next to the building are narrow and limiting the growth of the trees. The site is level and trees are irrigated.

Tree Observations

Sixteen (16) trees were assessed within the project area including seven distinct species. The most common species is southern live oak (*Quercus virginiana*, 7 trees), with camphor tree (*Cinnamomum camphora*, 2 trees), coast redwood (*Sequoia sempervirens*, 2 trees), and Eastern redbud (*Cercis canadensis*, 2 trees) were the next most prevalent species. There is only one specimen each of Australian willow (*Geijera parviflora*), Austrian black pine (*Pinus thunbergiana*), and cherry plum (*Prunus cerasifera*). Tree condition ratings for most trees was good (11 trees) and three (3) trees are in fair condition. The two redwoods are in critical condition due to a serious decline in health. Tree diameters ranged from 2" to 15" with an average of 11" and heights ranged from 10' to 35' with an average of 26'. The tree inventory is a mixed age population from young to mature.

The complete Tree Inventory and Condition Assessment can be found in [Appendix A](#) and tree photographs can be found in [Appendix B](#).

Analysis and Discussion

Preliminary designs were provided and reviewed for this Arborist Report. Renovation includes upgrades to the existing landscape including removal of 16 trees. Two of the trees (#15 & #16) are in critical condition, and two (#1 & #2) will have significant impacts from entryway construction. One tree (#3) will be impacted by a bike storage installation and the remaining trees are outgrowing available planting space. The trees next to the building need room to expand without need for excessive pruning to keep them from causing damage. Trees planted in inappropriate locations for their species ultimately require significant maintenance as they continue to grow to their genetic potential and are repeatedly pruned, sometimes multiple times per year. For example, southern live oak is an evergreen tree with a growth rate of two to three feet per year. The mature stature is over fifty feet (50') feet tall and sixty feet (60') wide. In order to be a sustainable landscape asset, this tree requires a minimum of 30' clearance in all directions from the trunk.

Conclusion and Recommendations

Based on visual evaluations and review of site plans, it was determined that 16 trees are slated for removal. The majority of assessed trees are in good to fair condition and two are in serious decline. Most trees are planted in growth limiting spaces. While canopy loss is a concern, removing these trees and replacing them with species that are more suitable to the available grow space will promote the health and vigor of the trees to be retained. DRG recommends removal of all sixteen subject trees and re-planting with suitable species that will not overwhelm buildings and crowd adjacent trees. Suitable species include fruitless olive (*Olea europaea* 'Monher'), upright Streetspire oak (*Quercus robur* x *alba* 'JFS-KW1QX'), and crape myrtle (*Lagerstroemia indica*). With thoughtful consideration to available space and species choices and planning for the mature height, spread, and root growth of the trees will help to ensure that the tree population can sustainably reach maturity and provide the social and environmental benefits intended. Conducting this tree inventory highlighted some opportunities to mitigate or relieve negative impacts through the removal of certain trees.

Landscape Comments

Careful installation of new landscaping by hand digging will reduce impacts to trees that will be retained. Best Management Practices (BMP) in tree preservation recommend impacting no more than twenty five percent of a tree's root system. A ten foot minimum excavation free zone around all existing trees should be observed to help ensure maximum survivability of these trees. Also, a five foot clearance from the trunk of all newly installed trees is recommended to reduce competition for rooting space. As is true of all landscape plans, proper hydrozoning is necessary for sustainable landscapes.

Appendix A – Tree Inventory and Condition Assessment

Table 1. Tree Inventory August 2019

Tree #	DBH	Common Name	Botanical Name	Condition Rating	Height	Notes
1	15	Camphor tree	Cinnamomum camphora	Good	35	Hardscape damage
2	14	Camphor tree	Cinnamomum camphora	Fair	35	Stressed
3	6	Cherry plum	Prunus cerasifera	Fair	16	Poor structure, root damage
4	15	Southern live oak	Quercus virginiana	Good	35	One-sided
5	15	Southern live oak	Quercus virginiana	Good	35	One-sided
6	14	Southern live oak	Quercus virginiana	Good	35	One-sided
7	14	Southern live oak	Quercus virginiana	Fair	35	Basal decay
8	8	Japanese black pine	Pinus thunbergiana	Good	10	
9	14	Australian willow	Geijera parviflora	Good	25	Crowded location
10	12	Southern live oak	Quercus virginiana	Good	25	Signs of stress
11	12	Southern live oak	Quercus virginiana	Good	25	One-sided
12	12	Southern live oak	Quercus virginiana	Good	25	Signs of stress
13	2	Eastern redbud	Cercis canadensis	Good	12	
14	3	Eastern redbud	Cercis canadensis	Good	12	
15	10	Coast redwood	Sequoia sempervirens	Critical	35	Serious decline
16	7	Coast redwood	Sequoia sempervirens	Critical	25	Serious decline

Table 2. Condition Assessment August 2019

Tree Number	Root Health	Root Structure	Trunk Health	Trunk Structure	Scaffold Health	Scaffold Structure	Twigs Condition	Foliage Condition	Condition rating
1	3	3	3	3	3	3	2.5	3	73
2	3	3	3	3	2	3	2	3	69
3	2.5	2.5	3	2	3	2	3	3	70
4	3	3	3	3	3	3	3	3	75
5	2.5	3	3	3	3	3	3	3	73
6	2.5	3	3	3	3	3	3	3	73
7	2	3	2	3	3	3	3	3	69
8	2	3	3	3	3	3	2.5	2.5	72
9	3	3	3	3	3	3	3	3	75
10	3	3	3	3	3	3	2.5	3	73
11	3	3	3	3	3	3	3	3	75
12	3	3	3	3	3	3	3	3	75
13	3	3	3	3	3	3	3	3	75
14	3	3	3	3	3	3	3	3	75
15	1	1	.5	2	.5	2	0	.5	9
16	.5	1	.5	2	.5	2	0	0	9

Appendix B – Photos



Photo 1. Camphor tree #1 is damaging curb



Photo 2. Camphor tree #2 is showing signs of stress



Photo 3. Tree #3 has poor branch structure



Photo 4. Tree #3 leans



Photo 5. Tree #4 is growing too close to building



Photo 6. Tree #5 is one sided



Photo 7. Tree #6 is one sided



Photo 8. Tree #7 has unbalanced and off-center canopy

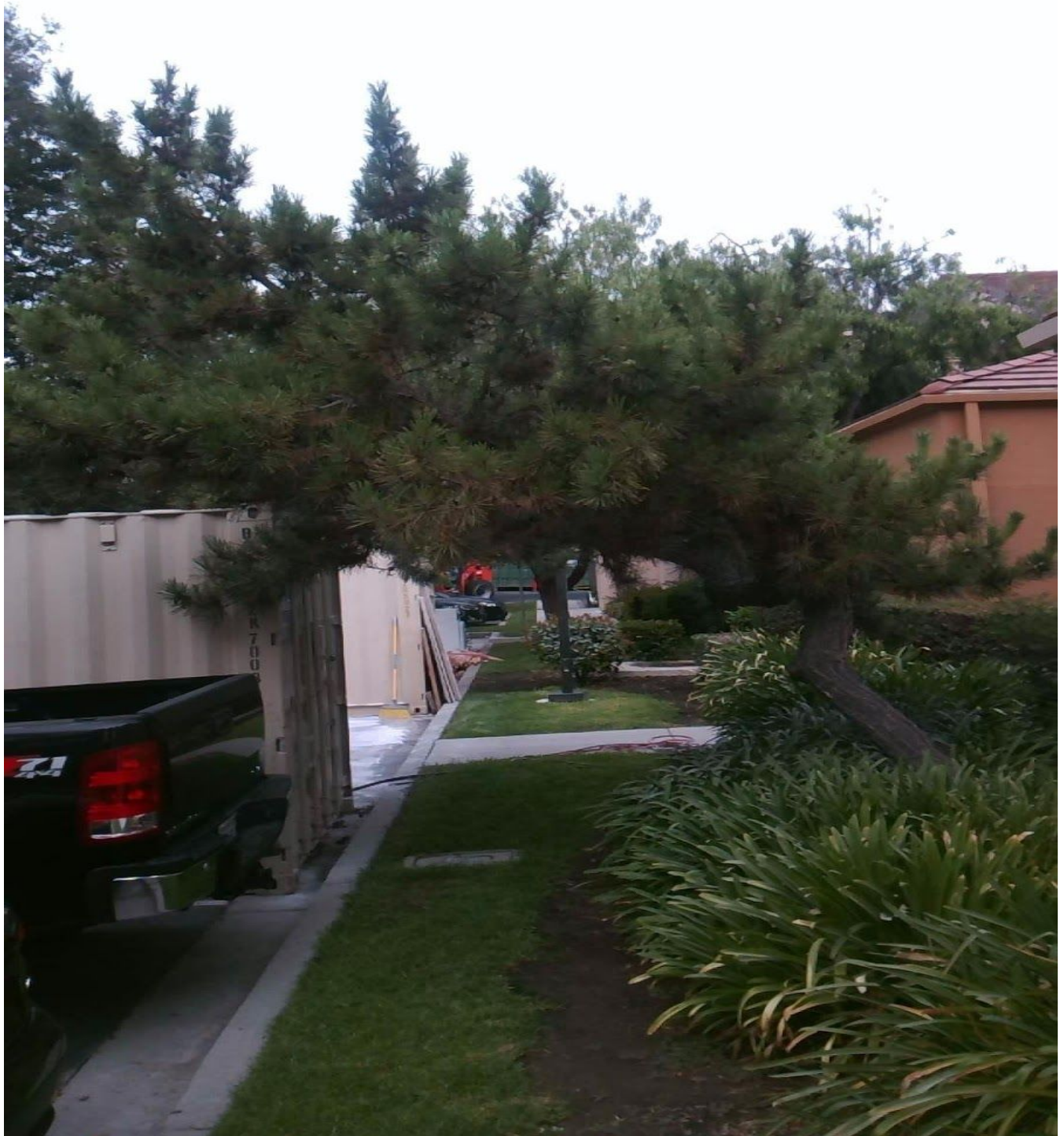


Photo 9. Tree #8 has an excessive lean



Photo 10. Tree #9 is growing very close to building



Photo #11. Tree #10 has unbalanced and off-center canopy



Photo 12. Tree #11 is one-sided



Photo 13. Tree #12 is unbalanced and one-sided



Photo 14. Tree #14 is planned for removal and replacement.

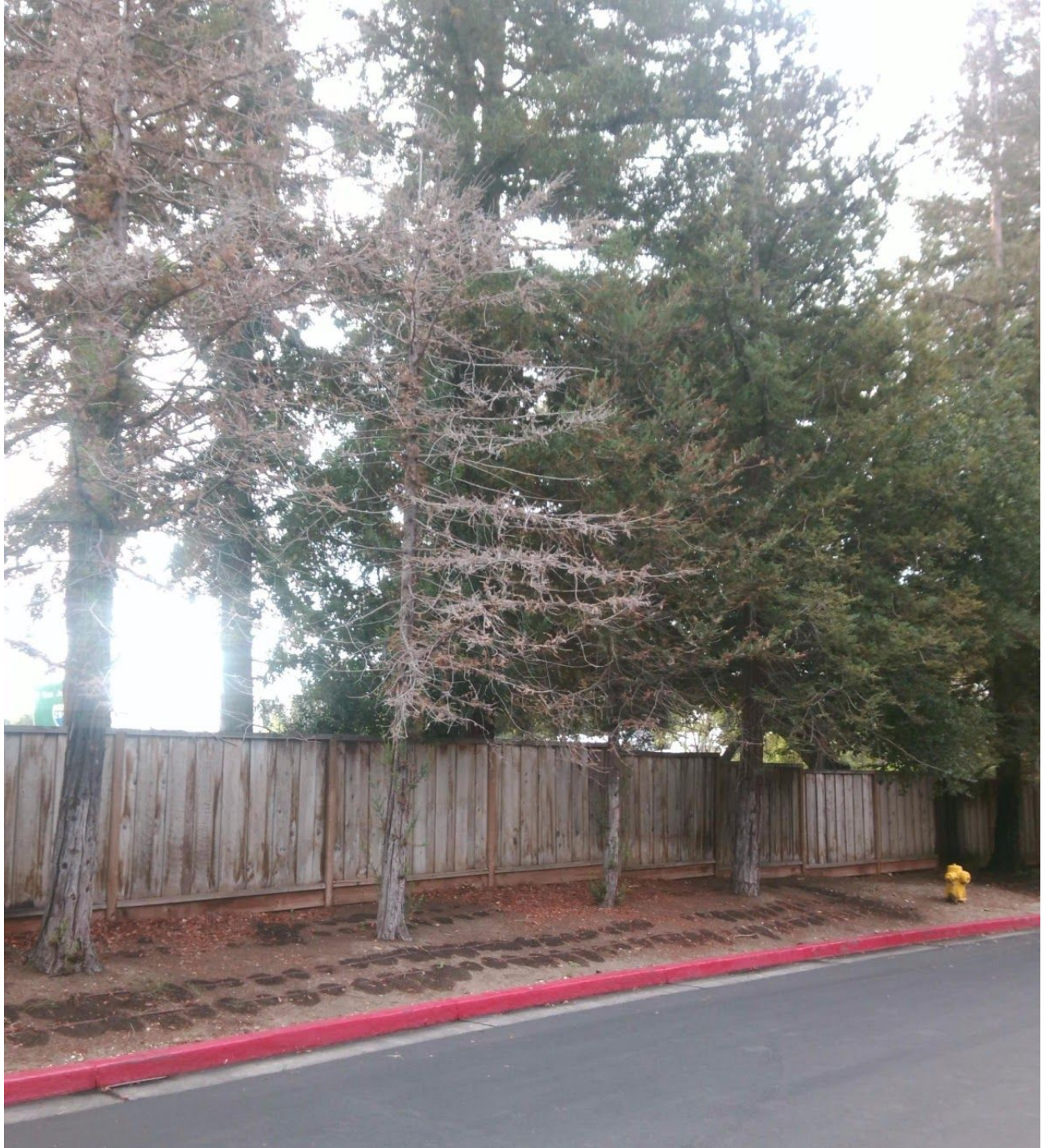


Photo 15. Trees #15 and #16 are in serious decline.

Appendix C - Area Map

