Appendix B: Arborist Report

October 24, 2018

Cory Kusich
Santa Clara De Asis, LLC
404 Saratoga Ave., Suite 100
Santa Clara, CA 95050

Subject: **Arborist Report**
Catalina II, Santa Clara CA

Dear Mr. Kusich:

Santa Clara De Asis, LLC is proposing to redevelop the properties located at 1433-1493 El Camino Real, in Santa Clara CA. The sites contain a single-family residence, a car washing business and a commercial building. The City of Santa Clara requires an **Arborist Report** be prepared as part of the project submittals. HortScience | Bartlett Consulting (divisions of the F. A. Bartlett Tree Expert Co.) was asked to prepare an **Arborist Report** to meet the City of Santa Clara requirements. This letter responds to that request.

Description of Trees

I visited the site on October 11, 2018. Eight (8) trees were assessed on the sites. Descriptions of trees are provided in the ***Tree Assessment Form*** and locations are shown on the ***Tree Assessment Map*** (see exhibits)

The sites sit between El Camino Real to the south and Civic Center Dr. to the north. Buildings were concentrated along the El Camino Real frontage, with an empty field along the Civic Center Dr. side. Five (5) of the trees were concentrated on the western parcel, with the remaining trees at the interface between the developed portions of the lots and the empty field.

Following are brief descriptions of the trees:

- Trees #54 and 55 were growing along building wall that separated the 1433 and 1483 addresses. Tree #54 was a young loquat (*Eriobotrya japonica*) with trunks measuring 6" and 3" in diameter. It was in good condition with a one-sided crown away from the wall. Tree #55 was a young (5" in diameter) nectarine (*Prunus persica*) in fair condition and with the same form.

- Tree #56 was a young avocado (*Persea americana*) growing in the rear yard of the 1433 address. It measured 5" in trunk diameter and was in poor health. The crown was small and chlorotic.

- Mexican fan palm #57 was located in the rear yard of the 1433 address along with #56. The fan palm was young and in excellent condition.

- Blackwood acacia (*Acacia melanoxylon*) #58 was the largest and most significant tree on the sites. It was semi-mature, measuring 20" in trunk diameter, and in good condition (Photo 1, following page). It had a slight lean to the north and included bark was present between the stems. The presence of included bark can predispose the tree to a stem failure.

Photo 1: Looking north at blackwood acacia #58. Tree #58 was the largest diameter tree assessed, at 20". It was in good condition with a full crown. However, the presence of included bark between the main stems predisposes the tree to a stem failure. Trees #86, 88 and 89 are examples of small-diameter evergreen ash that are in fair condition and have been outcompeted by their larger neighbors.

- Trees #59 and 60 were multi-stemmed evergreen ash (*Fraxinus uhdei*). They were growing at the interface between the asphalt and the empty field. Both were in fair condition, having been topped at some point in the past.

- Almond (*Prunus dulcis*) #61 was located along the eastern boundary, also at the interface between the asphalt and the empty field. It was multi-stemmed and mature with trunks measuring from 4" to 10" in diameter. It was in fair condition with a low, spreading form.

The City of Santa Clara's criteria for *Protected* tree status is established in General Plan Conservation Policy 5.10.1-P4, "Protect all healthy cedars, redwoods, oaks, olives, bay laurel and pepper trees of any size, and all other trees over 36 inches in circumference (12 inches in diameter) measured at 48 inches above-grade on private and public property as well as in the public right-of-way." In total, 5 of the trees met the criteria to be considered *Protected*, including #57-61.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example evergreen ash is tolerant of site disturbance, while blackwood acacia is less so.
- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Invasiveness**
  Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) lists species identified as being invasive. San Ramon is part of the Central West Floristic Province. Blackwood acacia is considered to have 'limited' invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment. Suitability ratings are provided for each tree in the ***Tree Assessment Forms*** (see Exhibits). A summary is provided in Table 2.

Table 1: Tree Suitability for Preservation
Catalina II, Santa Clara CA

High	These are trees with good health and structural stability that have the potential for longevity at the site. Mexican fan palm #57 was the only tree considered highly suitable for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Six trees were of moderate suitability for preservation, including #54, 55 and 58-61.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Avocado #56 was of low suitability for preservation.

We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Evaluation of Impacts

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. Potential impacts from construction were evaluated using the Site Plan prepared by Carlson, Barbee and Gibson (dated October 9, 2018).

In general, the plan proposes to redevelop the entire site into 39 units, including a combination of townhomes and condominiums. The plan was conceptual in nature and only showed the building, road and bioswale footprints. No grading, utilities nor accurate trunk locations were shown.

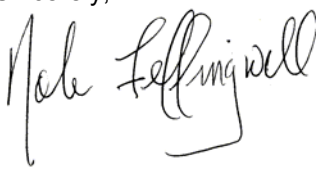
Impacts from the proposed changes were estimated for each tree. Based on my assessment of the plans, all 8 of the trees would be directly impacted by the proposed improvements (**Table 2**). Six (6) of the trees identified for removal qualified as *Protected*, including #57-61.

Table 2. Recommendations for Action
Catalina II, Santa Clara CA

Tree No.	Common Name	Trunk Diameter	Protected?	Recommendation for Action
54	Loquat	6,3	No	Remove, within new building
55	Nectarine	5	No	Remove, within new road
56	Avocado	5	No	Remove, within grading
57	Mexican fan palm	18	Yes	Remove, within grading
58	Blackwood acacia	20	Yes	Remove, within new road
59	Evergreen ash	5,4,4	Yes	Remove, within new building
60	Evergreen ash	5,5,4,4	Yes	Remove, within new building
61	Almond	10,8,7,7,4,4	Yes	Remove, within new building

If you have any questions regarding my observations or recommendations, please feel free to contact me.

Sincerely,



John Leffingwell
Board Certified Master Arborist #WE 3966B
Registered Consulting Arborist #442

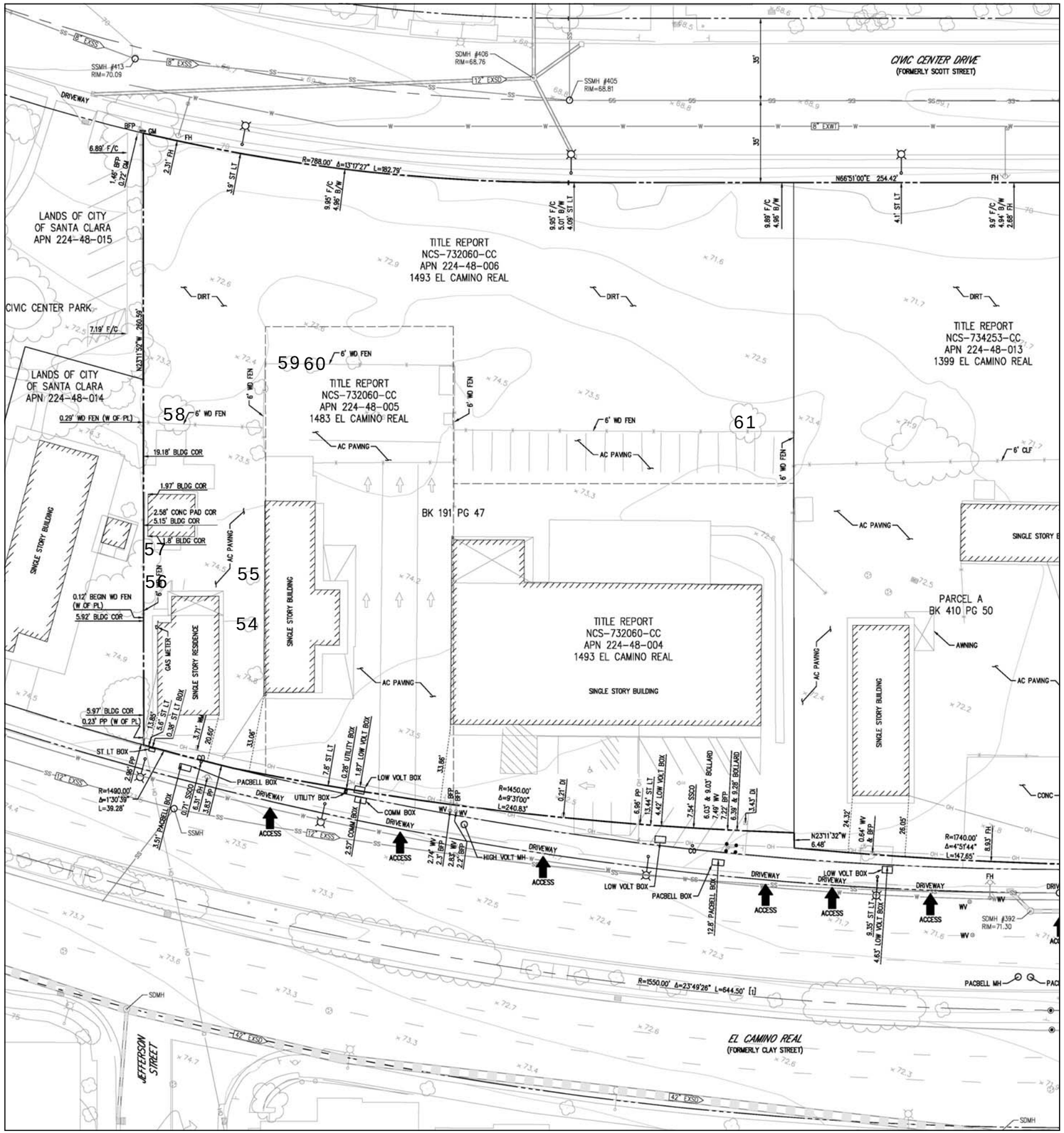
Attached: ***Tree Assessment Form***
Tree Assessment Map

Tree Assessment

Catalina II
Santa Clara, California
October 2018

HORT SCIENCE
BARTLETT CONSULTING

TREE No.	SPECIES	SIZE DIAMETER (in inches)	PROTECTED	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
54	Loquat	6,3	No	4	Moderate	Multiple attachments at 3'; growing against building; one sided W.
55	Nectarine	5	No	3	Moderate	Multiple attachments at 4'; growing against building; one sided W.
56	Avocado	5	No	2	Low	In decline; small, chlorotic crown.
57	Mexican fan palm	18	Yes	5	High	Good form and structure; 8' of brown trunk.
58	Blackwood acacia	20	Yes	4	Moderate	Codominamt trunks at 8'; included bark; slight lean N. from base.
59	Evergreen ash	5,4,4	Yes	3	Moderate	Multiple attachments at base; topped at 3'.
60	Evergreen ash	5,5,4,4	Yes	3	Moderate	Multiple attachments at base; topped at 3'.
61	Almond	10,8,7,7,4,4	Yes	3	Moderate	Multiple attachments at base; low, spreading crown.



Tree Assessment Plan

1483 & 1493 El Camino Real
Santa Clara, CA

Prepared for:

Santa Clara De Asis, LLC
Santa Clara, CA

October 2018

No Scale

Notes:

- Base map provided by:
  Civil Engineering Associates
  San Jose, CA
- Numbered tree locations are approximate.

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