H. T. HARVEY & ASSOCIATES
Ecological Consultants
50 years of field notes, exploration, and excellence

1215 Bordeaux Dr
Final Arborist Report

Project 4989-01

Prepared for:

Rene Roa
Beam Reach
5701 Lyndon B Johnson Fwy, Suite 420
Dallas, TX 75240

Prepared by:

H. T. Harvey & Associates

Megan Richards
ISA-Certified Arborist WE-10882A

September 12, 2025

Table of Contents

Tables

Appendices

List of Preparers

Megan Richards, PLA, ISA-Certified Arborist WE-10882A

Audeline Kurniawan, M.L.A., M.S., Landscape Designer

Section 1. Introduction

H. T. Harvey & Associates has prepared this final arborist report in conjunction with tree protection and removal plans, which describes the current tree conditions at 1215 Bordeaux Drive in Sunnyvale, California (APN 110-25-017), referred to as the site (see plan sheet set titled "1215 Bordeaux Dr" dated September 12, 2025). This report provides the following to support Beam Reach in their future residential development plans for the site:

- applicable city codes and ordinances;
- an inventory of all trees on the site (with a diameter at breast height [DBH] of 4 inches or greater);
- a table showing each tree's species, native status, protected status per the City of Sunnyvale, DBH, health and structural scores, condition rating, form, and valuation (Appendix A);
- appropriate mitigation / replacement measures per the City of Sunnyvale;
- a selection of photographs of inventoried trees (Appendix B);
- recommendations for tree protection and removal (Appendix C).

Section 2. Applicable Codes and Ordinances

2.1 Tree Removal Permits

The following permitting guidelines for private trees are excerpted from the City of Sunnyvale Municipal Code, Section 19.94.050:

> *In order to remove any protected tree from private property in any zoning district, or from any city owned golf course or park, it is necessary to obtain a protected tree removal permit from the department of community development. Any tree which has been designated as a heritage landmark, pursuant to the provisions of Chapter 19.96, shall not be removed without obtaining a tree removal permit in addition to a landmark alteration permit in accord with Chapter 19.96.*
>
> *Tree removal permits shall be filed at least ten working days prior to the proposed date of tree removal.*

The following permitting guidelines for city trees are excerpted from the City of Sunnyvale Municipal Code, Section 13.16.060:

> *(b) Maintenance and Removal. It is unlawful for any person to trim, prune, spray, fertilize, remove, cut above ground, or otherwise disturb any city tree without first procuring a permit from the superintendent. The permit shall be issued when the superintendent determines that the required work is necessary and that the proposed method is in accordance with generally accepted arboricultural specifications and standards of practice.*
>
> *(c) Construction. It is unlawful for any person to make any excavation, place any fill, compact the soil, or construct any structure, walkway, driveway, pavement or public utility within fifteen feet of any city tree without first obtaining a permit for such work from the superintendent and conducting such work in accordance with such permit. As a condition of issuing such permit, the superintendent shall require that the work be done in accordance with such generally accepted arboricultural specifications and standards of practice necessary to protect the vitality of the tree.*
>
> *(d) Permits.*
>
> *(1) Applications for permits must be made at least forty-eight hours in advance of the time the work is to be started.*
>
> *(2) The application shall contain, but shall not be limited to, the following:*
>
> *(A) The number of trees to be planted or set out, the location, grade, size, quality, species, cultivar or variety of each tree, the method of planting, and such other information as the superintendent may require;*
>
> *(B) The number and kinds of trees to be sprayed, fertilized, trimmed/pruned, removed, relocated or otherwise preserved, the kind of treatment to be administered, the composition of the spray or fertilizer material to be applied, and such other information as the superintendent may require;*
>
> *(C) The written agreement of each applicant for a permit that the applicant will comply with the requirements, regulations and standards of this chapter;*

(D) The time schedule for the proposed work; and

(E) Such other information as the superintendent deems necessary.

2.2 Definitions

City trees and private trees are defined in City of Sunnyvale Municipal Code, Section 13.16.030 and 19.94.030, respectively, as follows:

> *"City tree" means any woody plant which is growing within the public right-of-way along a city street and has a trunk four inches or more in diameter at four and one-half feet above normal ground level.*
>
> *"Tree" means any woody plant which has a trunk thirteen inches or more in circumference at four and one-half feet above ground level.*

A tree with protected status is defined in the City of Sunnyvale Municipal Code, Section 19.94.030 as follows:

> *"Protected tree" means a tree of significant size.*
>
> *"Significant size" means a tree thirty-eight inches or greater in circumference measured four and one-half feet above ground for single-trunk trees. For multi-trunk trees "significant size" means a tree which has at least one trunk with a circumference thirty-eight inches or greater measured four and one-half feet above ground level, or in which the measurements of the circumferences of each of the multi-trunks, when measured four and one-half feet above the ground level, added together equal an overall circumference one hundred thirteen inches or greater.*

2.3 Tree Replacement Requirements

The following replacement guidelines are excerpted from the City of Sunnyvale Municipal Code, Section 19.94.080 and 19.94.090:

> *(a) At the discretion of the director of community development, replacement trees may be required as a condition of issuance of a protected tree removal permit, or as a condition of any discretionary permit for development or redevelopment. The need for replacement trees shall be evaluated based on the following criteria:*
>
> *(1) The number, species, size and location of existing trees on the site; and*
>
> *(2) Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support.*
>
> *(b) At the discretion of the director of community development, other mitigation measures may be required, where either it is not feasible to plant any replacement trees on the site, or where the replacement trees to be planted are deemed inadequate by the director to sufficiently mitigate the effects of the removal of the tree(s). Mitigation measures could include, but would not be limited to, paying for the planting of additional trees in parks or other public areas of the city.*

(a) Minimum distances between trees and between trees and buildings shall be provided such that the health of the replacement trees shall be ensured;

(b) Replanting shall occur within a specified time period;

(c) Mixed species shall be used in large replantings whenever possible to reduce the likelihood of disease and infestations;

(d) Tree care procedures shall be included in all replanting plans and shall include, but not be limited to, the following items: mulching; straightening; new staking or restaking; fertilizing; and any other procedures deemed necessary by the city;

(e) Minimum size for the replacement of a protected tree shall be a California Association of Nurserymen's standard twenty-four inch box size tree. The director of community development shall have the authority to require larger or smaller replacement trees upon review of specific cases. Smaller trees may be approved if the applicant can document the long term advantages of using the smaller tree size.

With exceptions considered for dead, unhealthy or hazardous trees or emergency situations, the City's Tree Removal Permit Requirements dictate that removal of any "protected tree" on private property shall be mitigated according to the replacement ratios shown in Table 1 (Sunnyvale, 2025).

Table 1. Sunnyvale Tree Replacement Ratio Guidelines

Tree to be Removed	Replacement Tree(s)
12" – 18" diameter (36" – 56" circumference)	One 24" box tree, or Three 15-gallon trees
18" – 24" diameter (56" – 75" circumference)	One 36" box tree, or Two 24" box trees
Over 24" diameter (greater than 75" circumference)	One 48" box tree, or Two 36" box trees, or Four 24" box trees

The City does not provide separate guidance for replacement of protected multi-trunked trees. However, the City's sizing criteria for protected multi-trunk trees differs significantly from those with single trunks. Therefore, H. T. Harvey & Associates has calculated the replacement ratios shown in Table 2, based on the City's sizing method for multi-trunked trees (see section 2.1).

Where insufficient space is available to plant the required replacement trees or other site conditions limit the feasibility of replacement trees, the tree replacement in-lieu fees presented in Table 3 shall be assessed.

Table 2. Multi-Trunked Tree Replacement Ratios

Multi-Trunked Tree to be Removed	Replacement Tree(s)
Summed DBH is 35"—53" (110"—166" circumference) OR has one trunk 12"—18" DBH (36"—56" circumference)	One 24" box tree, or three 15–gallon trees
Summed DBH is 54"—70" (170"—220" circumference) OR has one trunk 18"—24" DBH (56"—75" circumference)	One 36" box tree, or two 24" box trees
Summed DBH is over 70" (greater than 220" circumference) OR has one trunk >24" DBH (greater than 75" circumference)	One 48" box trees, or two 36" box trees, or four 24" box trees

Definitions: DBH = diameter at breast height

Table 3. City of Sunnyvale Planning Division's Tree Replacement In-Lieu Fee Guidelines (City of Sunnyvale 2023)

Replacement Tree	Tree Replacement In-Lieu Fee
Each 24" box tree	$490
Each 36" box tree	$981
Each 48" box tree	$1,960

2.4 Tree Protection Requirements

The City of Sunnyvale Municipal Code states the following regarding requirements for protected trees during site development or modification (Section 19.94.110):

(a) Tree Survey. A tree survey conducted by an arborist who has been certified by the International Society of Arboriculture shall be submitted as part of the required application materials for all use, design or special development permits on developing or redeveloping property. The survey shall show the location, size, and species (both common and Latin names required) of all trees (protected and unprotected) on the site, and shall include a calculation of the value of each tree. A written letter shall be included when a protected tree(s) is proposed to be removed explaining why the tree(s) cannot be relocated or the design of the structures altered to maintain the trees.

(b) Plan Modifications.

(1) The approving body shall have the ability to require the reasonable alteration of a proposed building in order to retain protected trees.

(2) The approving body shall have the ability to require relocation (on or off site) of protected trees which the applicant proposes to remove.

(c) Replanting Plans. When protected trees must be removed, replanting plans shall be submitted as part of the landscaping plan for the proposed project. The replanting plan shall be subject to the requirements of Section 19.94.090, but actual number and sizes of replacement trees shall be reviewed on a case by case basis.

(d) Tree Protection Plan. The developer shall submit a tree protection plan which shall demonstrate how tree protection shall be provided during and after construction and shall include, where appropriate, a description of any of the protective measures set forth in Section 19.94.120.

(e) Tree Bonds. The approving body shall have the authority to require a developer to post a bond with the City for the value of any tree required to remain as a condition of permit approval during development activities on a site.

(1) The bond may be for a maximum period of five years.

(2) The value of the tree shall be determined by the director of community development.

(3) The bond will be released back to the developer if the tree remains in good health through the end of the bond period.

(4) In the event the tree dies or begins to decline in poor health, the bond will be used by the City to replace the aesthetic value of the tree that was lost.

(f) Soil Mitigation. The approving body shall have the authority to require underground soil or planting measures, such as structural soils, in any location deemed appropriate for future or existing tree growth.

The City of Sunnyvale Municipal Code states the following regarding requirements for protected trees during construction (Section 19.94.120):

(a) Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chain link) to allow visibility to the trunk for inspections and safety.

(b) The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels, as described in the tree protection plan, may be approved by the director of community development.

(c) Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).

(d) Pruning that is necessary to accommodate a project feature, such as a building, road or walkway shall be reviewed and approved by the department of community development and the department of public works.

(e) New landscaping installed within the dripline of an existing tree shall be designed to reproduce a similar environment to that which existed prior to construction.

Section 3. Methods

This report is based on a tree inventory and assessment completed on August 5, 2025 by H. T. Harvey & Associates arborist Megan Richards (WE-10882A), landscape designer Audeline Kurniawan, and intern Michelle Ho. Survey extents included all trees within and immediately adjacent to the parcel line with the potential to be impacted by construction. All trees with a DBH greater than 4 inches were included in the report. Tasks conducted during the tree inventory consisted of the following:

- assessing the historical use, time of development, and approximate time of tree installation at the site;
- identifying each tree to species (scientific name and common name);
- assessing the native status of trees and the relative threat of non-native tree species to California ecosystems;
- tagging each tree with an identifying number or recording existing tag numbers;
- recording the approximate location of each tree;
- measuring DBH;
- determining the protected status of each tree;
- evaluating tree health and structural conditions based on a limited visual inspection (see Appendix D: Assumptions and Limiting Conditions);
- assessing the value of each tree based on the 10th edition of the Guide for Plant Appraisal (Council of Tree and Landscape Appraisers [CTLA])
- taking representative photos of the inventoried and assessed trees; and
- assessing the impacts of proposed civil and architectural site improvements based on CAD files received from KTGY and BKF Engineers on August 28, 2025.

Historical use of the site was assessed using Google Earth historical imagery (Google Earth 2025). Each tree species was assessed for native status (native or non-native) to California. Any non-native tree species were compared to the California Invasive Plant Council (Cal-IPC) invasive plant inventory to assess their invasiveness and risk to the surrounding environment (Table 4) (Cal-IPC 2025).

DBH was measured using a diameter tape at 4.5 feet above finish grade. Circumferences, presented in the City's definition of protected trees (Section 2, above), were converted to DBH (38" circumference = 12.1" DBH, 113" circumference = 36" DBH) and the protected status of each tree was evaluated based on this measurement. The approximate location of each tree was recorded using a Juniper Systems Geode GNS2 GPS unit. Each tree's health and structural conditions were evaluated using ground-level visual observations and were given a score from 0 to 5 based on the criteria shown in Table 5.

Table 4. Cal-IPC Invasive Plant Ratings and Descriptions

Cal-IPC Rating	Cal-IPC Rating Description (Cal-IPC 2025)
High	These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.
Moderate	These species have substantial and apparent - but generally not severe - ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.
Limited	These species are invasive but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.
Watch	These species have been assessed as posing a high risk of becoming invasive in the future in California.
Alert	An additional designation used for species with high or moderate impacts that have limited distribution in California, but may have the potential to spread much further.

Tree condition ratings were based on the combined health and structural ratings as follows:

- ***Poor*** if the summed scores were equal to or between 1 and 4
- ***Fair*** if the summed scores were equal to or between 5 and 7
- ***Good*** if the summed scores were equal to or between 8 and 10

An advanced assessment to quantify interior wood structure, root condition, and upper canopy condition was not performed as part of this assessment. Therefore, tasks performed did not include an excavation of the root zones of the trees, drilling for decay detection, collecting soil samples for laboratory testing, sending animal or vegetative material for laboratory testing, climbing the trees for an aerial inspection, risk assessment, or valuation (see Appendix D: Assumptions and Limiting Conditions and Appendix E: Certification of Performance).

H. T. Harvey assessed the suitability of each tree for preservation or removal based on a review of the proposed building footprint, hardscape, and utilities. Recommendations for removal or preservation consider the size and condition of each tree, as well as the relative tolerance of each species to construction impacts. H. T. Harvey prepared plan sheets that identify trees to remain or to be removed, and that provide detailed recommendations for tree protection during construction (Appendix C).

Table 5. Tree Health and Structural Condition Evaluation Criteria

Condition Score	Tree Health	Tree Structure
5	A healthy, vigorous tree with a well-balanced crown. Normal to exceeding shoot length on new growth. Leaf size and color normal. No apparent pest problems or symptoms of disease. Exceptional life expectancy for the species.	Root plate undisturbed and clear of any obstructions. Root flare has normal development. Trunk is sound and solid. No visible trunk defects or cavities. Great branch spacing, structure, and attachments.
4	Tree with slight decline in health. May have twig dieback in few parts of the tree. May have less than normal growth rate and minor deficiency in leaf development. Few pest problems or symptoms of disease. Typical life expectancy for the species.	Root plate appears normal with only superficial damage, if any. Possible signs of root dysfunction in and around trunk flare. May have minor trunk defects from previous injury with good closure. Less than 10% of bark missing. Good branch spacing, structure, and attachments.
3	Tree with moderate health. Crown decline and dieback up to 25% of the canopy. Stunted shoot length on new growth. Leaves may be small and somewhat chlorotic. May have obvious signs of pest problems and/or disease. Some decay may be present in main stem and branches. Below average life expectancy.	Root plate may have previous damage or disturbance and dysfunctional roots may be visible around main stem. Evidence of trunk damage or cavities with decay or defects may be present. Less than 25% of bark sections may be missing on trunk. Co-dominant stems may be present. Moderate branch spacing, structure, and attachments that may indicate poor pruning or damage.
2	Tree in decline. May have epicormic growth. Crown may have up to 50% dieback that may affect larger branches. May have little or no new growth on young stems. Leaf size may be small and color may indicate stress. Pest and/or disease problems may be severe. Decay may be present in main stem and branches. May be overmature. Life expectancy is low.	Root plate disturbance and defects may indicate major damage and/or girdling roots around the trunk flare. More than 25% of bark section missing. May have multiple dominant stems. May have poor branch spacing, structure, and attachments, and dead or broken branches. Canopy may have signs of severe damage or topping. May have extensive decay or be hollow.
1	Tree in severe decline. May have epicormic growth. Crown may have severe dieback affecting the majority of the tree. May have little or no new growth on young stems. Leaf size may be small and color may indicate severe stress. Pest and/or disease problems may be severe. Decay may be present in main stem and branches. May be overmature. Life expectancy is extremely low.	Root plate may have major structural problems that present an unacceptable risk. Tree structure may be irregular, unbalanced, and/or have multiple dominant stems. May have irregular and poor branch spacing, structure, and attachments. Dead or broken main branches may be present.
0	Dead	Dead

Section 4. Results and Discussion

4.1 Site History and General Condition

Prior to site development, the land was used for row crop agriculture. Most of the site was developed by 1978 (Google Earth 2025). Trees along the north property line and east of the building are mature and were likely planted at the time of original development, making some of them more than 47 years old. Between 2000 and 2002, a row of ash trees were planted along the western property line, making them about 25 years old. In 2023, two oak trees were planted near the property's south-east corner. These trees replaced several trees that were removed to facilitate construction of sidewalk improvements.

4.2 Summary of Findings

Fifty-eight (58) trees of 11 species were inventoried and assessed, and 25 are protected trees. The most common species was southern magnolia (*Magnolia grandiflora*) with 17 trees. Three species (5 trees) are listed as "Invasive-Limited" by Cal-IPC for invasiveness: blackwood acacia (*Acacia melanoxylon),* red gum *(Eucalyptus camaldulensis),* and olive *(Olea europaea)*. One mayten tree (*Maytenus boaria*) is listed as "Invasive-Watch" (Table 6).

Thirty-one (31) trees (53%) were in fair condition, 22 trees (38%) were in good condition, 4 trees (7%) were in poor condition, and one tree was dead. Trees in good condition typically displayed full healthy canopies, good branch structure, and sometimes some minor twig dieback. Trees in fair condition typically displayed more significant canopy dieback, major pruning cuts, ivy coverage on trunks, or some trunk decay. Trees in poor condition typically had severe dieback and/or were heavily crowded by adjacent trees, pointing towards a shorter life expectancy than a healthy tree of the same age and species. Findings are summarized in Table 7 below.

A description of each tree, including scientific name, common name, native status, DBH, protected-status, health score, structure score, valuation, condition rating, and ownership (onsite, offsite privately owned tree, or city tree) is presented in Appendix A. A selection of photographs of inventoried trees are provided in Appendix B. The approximate location of each tree is shown in Appendix C.

Table 6. Invasive Trees

Scientific Name	Common Name	Count
Invasive-Watch		
Maytenus boaria	mayten tree	1
Invasive-Limited		
Acacia melanoxylon	blackwood acacia	1
Eucalyptus camaldulensis	red gum	2
Olea europaea	olive	2

Table 7. Tree Quantity and Condition Summary

Scientific Name	Common Name	Total Existing Trees	Total Existing Protected Trees	Tree Condition			
				Dead	Poor	Fair	Good
Acacia melanoxylon	blackwood acacia	1	-	-	-	-	1
Eucalyptus camaldulensis	red gum	2	2	-	-	-	2
Eucalyptus sideroxylon	red ironbark	1	1	-	-	1	-
Fraxinus uhdei	evergreen ash	12	10	-	-	9	3
Magnolia grandiflora	southern magnolia	17	12	-	1	10	6
Maytenus boaria	mayten tree	1	-	-	1	-	-
Olea europaea	olive	2	-	-	-	1	1
Pinus canariensis	Canary Island pine	1	-	-	-	-	1
Populus nigra 'Italica'	Lombardy poplar	4	-	1	1	2	-
Prunus lusitanica	Portuguese laurel	15	-	-	1	8	6
Quercus lobata	valley oak	2	-	-	-	-	2
All Tree Species		**58**	**25**	**1**	**4**	**31**	**22**

4.3 Tree Valuation

The value of trees was determined according to the Cost Approach, Trunk Formula Technique, as described in the "Guide for Plant Appraisal 10th Edition" by the CTLA and published by the ISA (CTLA 2019). See Appendix A for the valuation of each tree on site.

Section 5. Tree Removal

5.1 Tree Removal and Replacement Summary

Based upon review of proposed architectural and civil improvements, 14 trees (24%) are recommended for removal and 44 trees (76%) can be preserved (Table 8). Nine (9) of the trees recommended for removal are of sufficient size to achieve protected status under the City's Code (see Section 4.2). The 9 protected trees recommended for removal shall be replaced per the City's Code, Section 19.94.080 and 19.94.090 (see Section 2). The removal/preservation recommendation for each inventoried tree is provided in Appendix A.

Based on the City's criteria noted in Section 2.3, this project will be required to mitigate tree impacts by installing a minimum of four 24-inch box trees and five 36-inch box trees, up to a maximum of fourteen 24-inch box trees.

Table 8. Tree Removal and Preservation

Scientific Name	Common Name	Total Existing Trees	Protected to be Removed	Protected to Preserve	Non-Protected to be Removed	Non-Protected to Preserve
Acacia melanoxylon	blackwood acacia	1	-	-	-	1
Eucalyptus camaldulensis	red gum	2	-	2	-	-
Eucalyptus sideroxylon	red ironbark	1	-	1	-	-
Fraxinus uhdei	evergreen ash	12	-	10	-	2
Magnolia grandiflora	southern magnolia	17	9	3	2	3
Maytenus boaria	mayten tree	1	-	-	1	-
Olea europaea	olive	2	-	-	-	2
Pinus canariensis	Canary Island pine	1	-	-	1	1
Populus nigra 'Italica'	Lombardy poplar	4	-	-	-	4
Prunus lusitanica	Portuguese laurel	15	-	-	-	15
Quercus lobata	valley oak	2	-	-	2	-
Total		**58**	**9**	**16**	**5**	**28**

Section 6. Tree Protection

6.1 Tree Protection Recommendations

For tree protection recommendations, refer to Appendix C.

Section 7. References

[Cal-IPC] California Invasive Plant Council. 2025. California Invasive Plant Inventory Database. <https://www.cal-ipc.org/plants/profiles/>. Accessed August 13, 2025.

[CTLA] Council of Tree and Landscape Appraisers. 2019. Guide for Plant Appraisal 10th Edition. International Society of Arboriculture. Atlanta, Georgia. June.

Google Earth. 2025. Aerial imagery of Sunnyvale, California. <https://www.google.com/earth/>. Accessed August 13, 2025.

Sunnyvale, City of. Municipal Code. Title 13. Streets and Sidewalks, Chapter 13.16. City Trees. < https://ecode360.com/42719882#42719915>. Accessed September 11, 2025.

Sunnyvale, City of. Municipal Code. Title 19. Zoning, Article 6, Discretionary Permits and Procedures, Chapter 19.94. Tree Preservation. <https://ecode360.com/42733097#42733067>. Accessed August 13, 2025.

Sunnyvale, City of. Homes, Streets, and Property. Private Trees. < https://www.sunnyvale.ca.gov/homes-streets-and-property/streets-and-trees/trees/obtain-street-tree-work-permit/private-trees>. Accessed September 9, 2025.

Appendix A. Tree Assessment

Tag	Other Tag	Scientific Name	Common Name	Native Status/Cal-IPC Rating	DBH	Protected Status	Health Score	Structure Score	Condition Rating	Tree Valuation	Remove	Notes
1301		*Magnolia grandiflora*	southern magnolia	Nonnative	11		3	4	Fair	$3,534.55	X	Sparse canopy.
1302		*Magnolia grandiflora*	southern magnolia	Nonnative	9		3	3	Fair	$2,597.51	X	
1303		*Magnolia grandiflora*	southern magnolia	Nonnative	17.5	yes	4	4	Good	$10,265.64		
1304		*Magnolia grandiflora*	southern magnolia	Nonnative	8		4	3	Fair	$2,199.27		
1305		*Magnolia grandiflora*	southern magnolia	Nonnative	15	yes	4	4	Good	$7,727.82	X	
1306		*Magnolia grandiflora*	southern magnolia	Nonnative	15	yes	4	4	Good	$7,727.82	X	
1307		*Magnolia grandiflora*	southern magnolia	Nonnative	12	yes	3	3	Fair	$4,073.35	X	Significant epicormic growth.
1311		*Magnolia grandiflora*	southern magnolia	Nonnative	24	yes	3	3	Fair	$11,494.73	X	Uneven canopy with dieback and epicormic growth.
1313		*Magnolia grandiflora*	southern magnolia	Nonnative	22	yes	3	4	Fair	$9,770.57	X	
1317		*Magnolia grandiflora*	southern magnolia	Nonnative	21	yes	2	4	Fair	$6,209.81	X	Significant dieback, and in decline.
1318		*Magnolia grandiflora*	southern magnolia	Nonnative	16.5	yes	3	4	Fair	$7,077.74	X	Lopsided canopy.
1319		*Magnolia grandiflora*	southern magnolia	Nonnative	13	yes	1	3	Poor	$1,755.73		
1320		*Magnolia grandiflora*	southern magnolia	Nonnative	14	yes	2	4	Fair	$6,822.01		
1321		*Magnolia grandiflora*	southern magnolia	Nonnative	11.5		5	4	Good	$7,297.80		
1323		*Maytenus boaria*	mayten tree	Nonnative/Invasive-Watch	5.5		2	2	Poor	$1,485.33	X	
1731		*Fraxinus uhdei*	evergreen ash	Nonnative	11		4	3	Fair	$2,679.69		Codominants present, shaded by eucalyptus, irrigation break at base.
1732		*Fraxinus uhdei*	evergreen ash	Nonnative	14	yes	4	4	Good	$4,975.69		
1733		*Fraxinus uhdei*	evergreen ash	Nonnative	17	yes	3	4	Fair	$5,428.34		
1736		*Fraxinus uhdei*	evergreen ash	Nonnative	15	yes	3	4	Fair	$4,381.24		
1737		*Fraxinus uhdei*	evergreen ash	Nonnative	17	yes	3	2	Fair	$3,852.23		Ivy at the base. Canopy dieback, many heading cuts.
1741		*Fraxinus uhdei*	evergreen ash	Nonnative	18	yes	3	4	Fair	$6,000.98		Ivy at base.
5101		*Fraxinus uhdei*	evergreen ash	Nonnative	22.5	yes	5	4	Good	$11,743.71		Codominant stems.
5254		*Fraxinus uhdei*	evergreen ash	Nonnative	23	yes	4	3	Fair	$9,355.00		Some decay where large codominant was previously removed.
5257	1738	*Fraxinus uhdei*	evergreen ash	Nonnative	19	yes	4	4	Good	$7,000.10		Limbed high up next to a light pole
5258		*Fraxinus uhdei*	evergreen ash	Nonnative	23	yes	3	4	Fair	$9,355.00		
5260		*Fraxinus uhdei*	evergreen ash	Nonnative	22	yes	3	4	Fair	$8,618.75		Canopy dieback present.
5261		*Eucalyptus sideroxylon*	red ironbark	Nonnative	40	yes	4	3	Fair	$93,217.86		Sound structure, but heavily pruned.
5266		*Acacia melanoxylon*	blackwood acacia	Nonnative/Invasive-Limited	5		4	4	Good	$1,288.75		
5268		*Fraxinus uhdei*	evergreen ash	Nonnative	11		4	3	Fair	$2,679.69		Ivy on the trunk, crowded by eucalyptus.
5410		*Populus nigra* 'Italica'	Lombardy poplar	Nonnative	11, 6		2	3	Fair	$1,779.83		Trunk covered in ivy, significant dieback.

Tag	Other Tag	Scientific Name	Common Name	Native Status/Cal-IPC Rating	DBH	Protected Status	Health Score	Structure Score	Condition Rating	Tree Valuation	Remove	Notes
5411		*Populus nigra* 'Italica'	Lombardy poplar	Nonnative	6		2	2	Poor	$1,021.27		Significant dieback, ivy at base.
5412		*Populus nigra* 'Italica'	Lombardy poplar	Nonnative	11, 4		2	3	Fair	$1,347.90		Trunk covered in ivy, canopy dieback.
5413		*Populus nigra* 'Italica'	Lombardy poplar	Nonnative	4		0	0	Dead	$-		Dead, covered in ivy.
5414		*Prunus lusitanica*	Portuguese laurel	Nonnative	4, 3		3	3	Fair	$1,347.63		Serves as screening, covered in ivy.
5415		*Prunus lusitanica*	Portuguese laurel	Nonnative	7, 6, 1, 1		3	3	Fair	$2,683.35		Chlorotic canopy.
5416		*Prunus lusitanica*	Portuguese laurel	Nonnative	7, 2, 2		3	3	Fair	$2,683.35		Ivy on trunk, chlorotic, crowded by adjacent vegetation.
5417		*Prunus lusitanica*	Portuguese laurel	Nonnative	5, 3, 2, 1		3	3	Fair	$1,711.91		
5418		*Olea europaea*	olive	Nonnative/Invasive-Limited	11		3	4	Fair	$3,174.61		
5419		*Prunus lusitanica*	Portuguese laurel	Nonnative	11, 3		4	3	Fair	$5,597.66		
5420		*Prunus lusitanica*	Portuguese laurel	Nonnative	8, 7, 7, 2, 2		4	4	Good	$4,154.00		
5476		*Prunus lusitanica*	Portuguese laurel	Nonnative	6, 4, 4, 3.5, 3		4	3	Fair	$2,157.16		Many pruning cuts, stunted growth.
5477		*Olea europaea*	olive	Nonnative/Invasive-Limited	11, 5		4	4	Good	$3,999.48		Canopy bifurcated by eucalyptus trunk.
5480		*Eucalyptus camaldulensis*	red gum	Nonnative/Invasive-Limited	26	yes	4	4	Good	$24,831.07		
5481		*Prunus lusitanica*	Portuguese laurel	Nonnative	8, 2		4	4	Good	$4,154.00		
5482		*Prunus lusitanica*	Portuguese laurel	Nonnative	5, 3		2	2	Poor	$1,374.61		Crowded by neighboring trees.
5483		*Prunus lusitanica*	Portuguese laurel	Nonnative	7, 1		4	4	Good	$3,344.47		
5484		*Prunus lusitanica*	Portuguese laurel	Nonnative	4.5, 3, 2.5, 1, 1		4	3	Fair	$1,519.65		
5485		*Eucalyptus camaldulensis*	red gum	Nonnative/Invasive-Limited	28, 9	yes	4	4	Good	$28,686.32		
5486		*Prunus lusitanica*	Portuguese laurel	Nonnative	5.5, 5, 4, 4, 2, 1		3	4	Fair	$1,924.42		
5487		*Prunus lusitanica*	Portuguese laurel	Nonnative	7, 4, 3, 1		4	4	Good	$3,344.47		
5488		*Prunus lusitanica*	Portuguese laurel	Nonnative	6.5, 1, 1		4	4	Good	$2,980.18		
5489		*Prunus lusitanica*	Portuguese laurel	Nonnative	7		4	4	Good	$3,344.47		Ivy at base, partially hedged.
5490		*Pinus canariensis*	Canary Island pine	Nonnative	4		4	4	Good	$1,480.04		
5491		*Magnolia grandiflora*	southern magnolia	Nonnative	18.5	yes	3	5	Good	$8,717.57	X	Some twiggy dieback and epicormic growth.
5492		*Magnolia grandiflora*	southern magnolia	Nonnative	19	yes	3	3	Fair	$7,465.44	X	
5493		*Magnolia grandiflora*	southern magnolia	Nonnative	6		5	4	Good	$1,824.45		
5494		*Quercus lobata*	valley oak	Native	4.5		4	4	Good	$1,436.25	X	
5495		*Quercus lobata*	valley oak	Native	4.5		4	4	Good	$1,436.25	X	

Appendix B. Photo Documentation

Photo 1. Tree #5260; evergreen ash (*Fraxinus uhdei*), is protected and in fair condition (August 5, 2025)

Photo 2. Tree #1731; evergreen ash (*Fraxinus uhdei*), is protected and in fair condition (August 5, 2025)

Photo 3. Tree #5261; red ironbark (*Eucalyptus sideroxylon*), is protected and in fair condition (August 5, 2025)

Photo 4. Tree #5266; blackwood acacia (*Acacia melanoxylon*), is not protected and in good condition (August 5, 2025)

Photo 5. Tree #5411; Lombardy poplar (*Populus nigra* 'Italica'), is not protected and in poor condition (August 5, 2025)

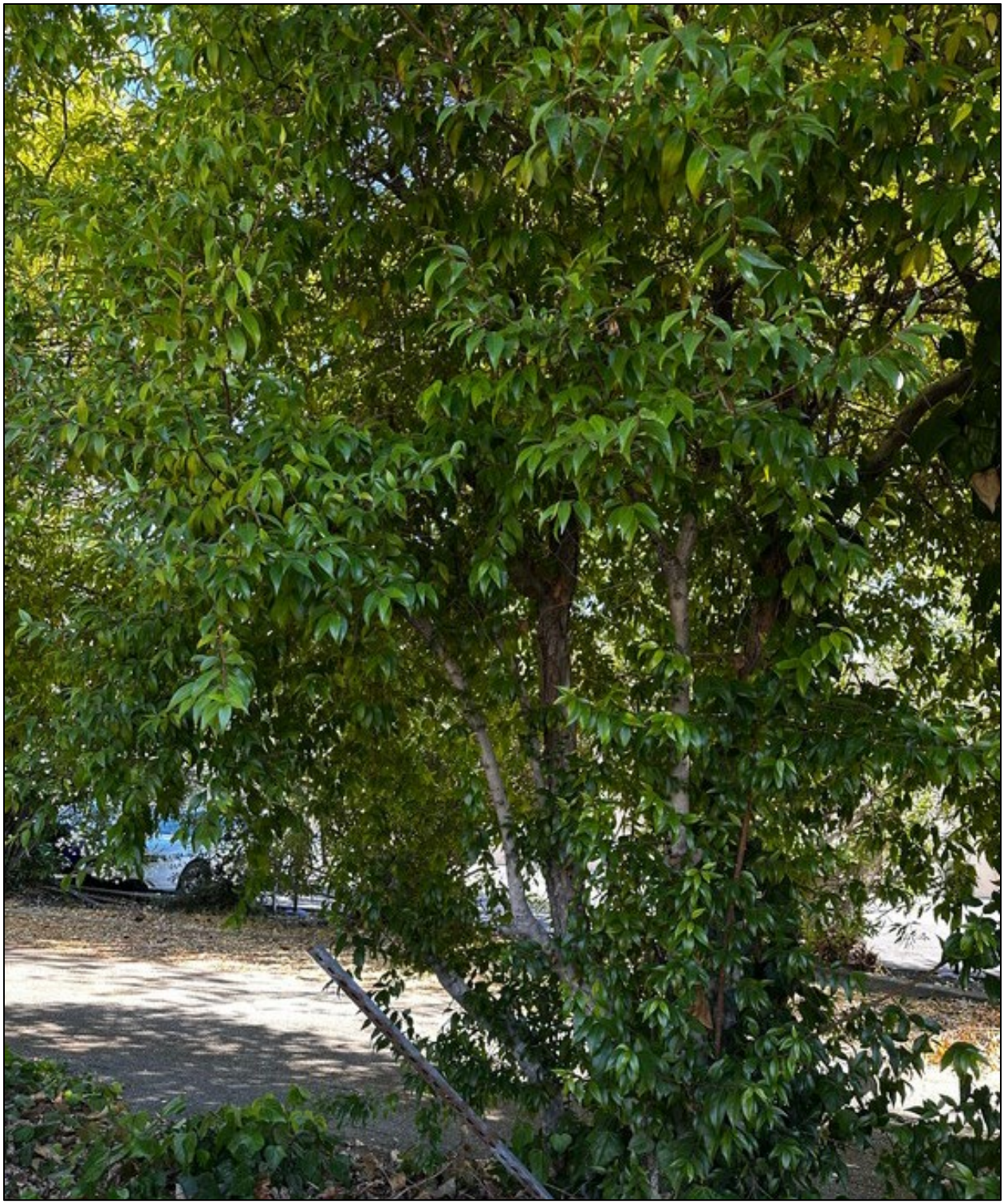


Photo 6. Tree #5415; Portuguese laurel (*Prunus lusitanica*), is not protected and in fair condition (August 5, 2025)

Photo 7. Tree #5480; red gum (*Eucalyptus camaldulensis*), is protected and in good condition (August 5, 2025)

Photo 8. Tree #5482; Portuguese laurel (*Prunus lusitanica*), is not protected and in poor condition (August 5, 2025)

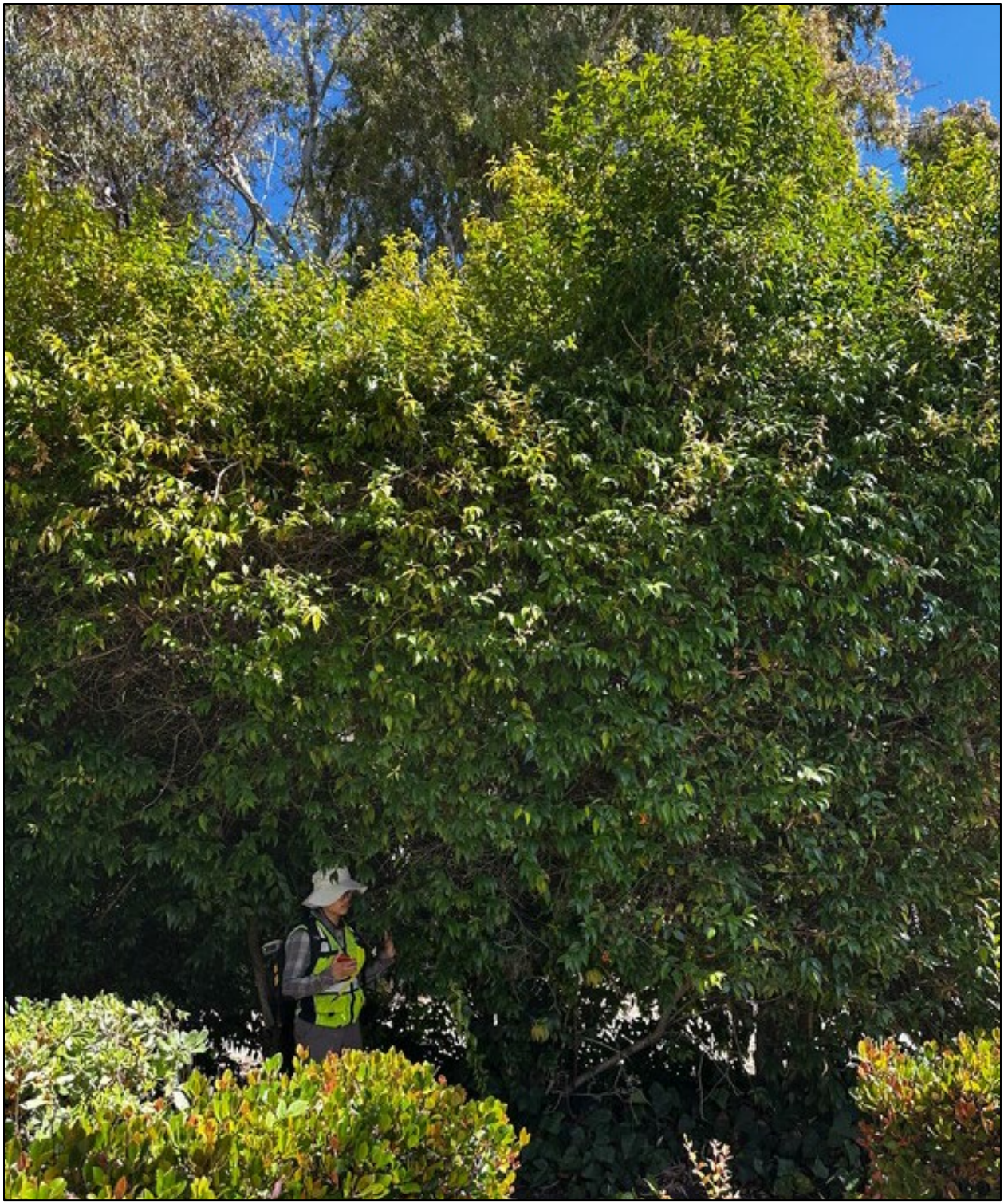


Photo 9. Tree #5486; Portuguese laurel (*Prunus lusitanica*), is not protected and in fair condition (August 5, 2025)

Photo 10. Tree #5490; Canary Island pine (*Pinus canariensis*), is not protected and in good condition (August 5, 2025)

Photo 11. Tree #5493; Southern magnolia (*Magnolia grandiflora*), is not protected and in good condition (August 5, 2025)

Photo 12. Tree #1313; Southern magnolia (*Magnolia grandiflora*), is protected and in fair condition (August 5, 2025)

Photo 13. Tree #1319; Southern magnolia (*Magnolia grandiflora*), is protected and in poor condition (August 5, 2025)

Photo 14. Trees #5494 and #5495; valley oak (*Quercus lobata*), are not protected and are in good condition (August 5, 2025)

Photo 15. Tree #1323; mayten tree (*Maytenus boaria*), is not protected and in poor condition (August 5, 2025)

Appendix C. Tree Protection Plans

TREE PROTECTION NOTES

EXISTING TREES

1. TREES WERE INVENTORIED IN AUGUST 2025. SOME TREES MAY HAVE ADDITIONAL TREE TAG NUMBERS AS A RESULT OF MULTIPLE SURVEYS.
2. FOR THE FOLLOWING TREES, ACCURATE LOCATIONS SHALL BE VERIFIED PRIOR TO PROCEEDING WITH WORK: 5266, 5268, 5410, 5411, 5412, 5413, 5414, 5487, 5488, 5489, AND 5490.
3. RECOMMENDATIONS FOR TREE REMOVAL ARE BASED ON REVIEW BY H. T. HARVEY'S ARBORIST OF LIKELY INFRASTRUCTURE CONFLICTS.

TREE PROTECTION MEASURES

4. TREE PROTECTION SHALL COMPLY WITH THE PROJECT PLANS. WHERE CITY REQUIREMENTS CONFLICT WITH THE CONSTRUCTION DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
5. PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL MEET ON-SITE WITH THE PROJECT ARBORIST TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.
   A. PRIOR TO TREE REMOVAL, TREES TO BE REMOVED SHALL BE FLAGGED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
5. PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION, TREE PROTECTION ZONES (TPZ) OF ALL TREES TO REMAIN SHALL BE FENCED AS SHOWN ON THE PLANS AND DETAIL 1 / L1.01.
   A. CONTRACTOR SHALL PROVIDE ALL COMPONENTS REQUIRED FOR COMPLETE FENCE SYSTEM. CONTRACTOR SHALL LAY OUT AND INSTALL FENCING PER DRAWINGS AND AS APPROVED BY OWNER'S REPRESENTATIVE DURING THE PRE-INSTALLATION CONFERENCE. FENCE LAYOUT SHALL NOT OBSTRUCT SAFE PASSAGE OR VISIBILITY AT VEHICLE INTERSECTIONS WHERE FENCE IS LOCATED ADJACENT TO PEDESTRIAN WALKWAYS OR IN CLOSE PROXIMITY TO STREET INTERSECTIONS, DRIVES, OR OTHER VEHICULAR CIRCULATION.
   B. A TPZ SHALL BE REGARDED AS THE AREA BENEATH A TREE'S CANOPY, OR EXTENDING FROM THE FACE OF THE TRUNK TO TEN (10) TIMES THE TREE'S DIAMETER AT BREAST HEIGHT (DBH), WHICHEVER IS GREATER. TREE PROTECTION ZONES IN LINEAR PLANTING STRIPS SHALL EXTEND FARTHER, AS DETERMINED BY THE PROJECT ARBORIST.
   C. TREE PROTECTION ZONES SHOWN ON THE PLANS ARE APPROXIMATE. FENCE SHALL ENCOMPASS THE ENTIRE TPZ UNLESS SPECIFICALLY NOTED ON THE PLANS AND APPROVED BY THE PROJECT ARBORIST.
   D. CONSTRUCTION FENCE SHALL BE AN ACCEPTABLE FORM OF PROTECTION FOR TREES LOCATED OUTSIDE THE LIMIT OF WORK
6. CONTRACTOR SHALL APPLY WOOD BARK MULCH AS SHOWN IN DETAIL 1 / AT1.01 AND MAINTAIN AS DESCRIBED IN NOTE 31.
7. AT NO TIME SHALL TPZ FENCE BE MOVED OR MODIFIED TO FACILITATE CONSTRUCTION ACTIVITIES EXCEPT WITH PRIOR REVIEW AND APPROVAL BY THE PROJECT ARBORIST. CONTRACTOR SHALL MAINTAIN TREE PROTECTION ZONE FENCE IN GOOD CONDITION AS ACCEPTABLE TO THE PROJECT ARBORIST FOR THE DURATION OF CONSTRUCTION.
8. THE TPZ MAY EXTEND BEYOND THE TPZ FENCE, PER THE PLANS. ALL WORK RESTRICTIONS APPLY WITHIN THE ENTIRE TPZ, INCLUDING THOSE AREAS OUTSIDE OF THE TREE PROTECTION ZONE FENCE.

DEMOLITION AND CONSTRUCTION AT EXISTING TREES

9. ALL WORK APPROVED BY THE PROJECT ARBORIST WITHIN THE TPZ SHALL BE PERFORMED BY HAND AND/OR AIR SPADE, INCLUDING CLEARING AND GRUBBING.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW ALL RELEVANT ITEMS OF WORK THAT MAY REQUIRE GRADING AND TRENCHING, INCLUDING BUT NOT LIMITED TO IRRIGATION, ELECTRICAL, AND UTILITY LINES, BOXES, METERS AND VAULTS. WHERE SUCH ITEMS ARE PROPOSED WITHIN TPZS, THE CONTRACTOR SHALL WORK WITH THE PROJECT ARBORIST TO IDENTIFY SUITABLE ALTERNATIVES.
11. THE FOLLOWING SHALL NOT OCCUR WITHIN TPZS, UNLESS OTHERWISE PERMITTED BY THE PROJECT ARBORIST:
    A. FOOT TRAFFIC.
    B. TRENCHING AND GRADING.
    C. OPERATION OR STORAGE OF VEHICLES, AND/OR EQUIPMENT.
    D. STORAGE OF CONSTRUCTION MATERIALS, TRASH, DEBRIS, OR EXCAVATED MATERIAL.
    E. MIXING, DUMPING, RUNOFF, WASHOUT OR SPILLAGE OF LIQUIDS OTHER THAN CLEAN, POTABLE WATER FOR IRRIGATION.
    F. DEWATERING OPERATIONS THAT CAUSE PONDING, ERODING, OR EXCESSIVE WETTING.
    G. TREE PRUNING, INCLUDING ROOT AND CROWN PRUNING.
    H. ATTACHMENT OF SIGNS TO, OR WRAPPING MATERIALS AROUND, TREES OR PLANTS.
11. DO NOT DIRECT VEHICLE OR EQUIPMENT EXHAUST TOWARD TREE PROTECTION ZONES OR FOLIAGE.
12. ALL EXISTING, UNUSED LINES OR PIPES BENEATH THE CANOPIES OF TREES TO REMAIN SHALL BE ABANDONED OR CUT OFF AT EXISTING SOIL GRADE.
13. GRADING SHALL NOT SIGNIFICANTLY ALTER DRAINAGE TO OR FROM TPZS.
14. CONTRACTOR SHALL COORDINATE WITH PROJECT ARBORIST PRIOR TO GRINDING STUMPS WITHIN TPZS.
15. NO PLANTING OR IRRIGATION SHALL BE INSTALLED WITHIN 6 FEET OF TRUNKS OF TREES TO REMAIN UNLESS OTHERWISE INDICATED ON PLANS AND APPROVED BY PROJECT ARBORIST.

TRENCHING, EXCAVATION AND GRADING IN TPZS

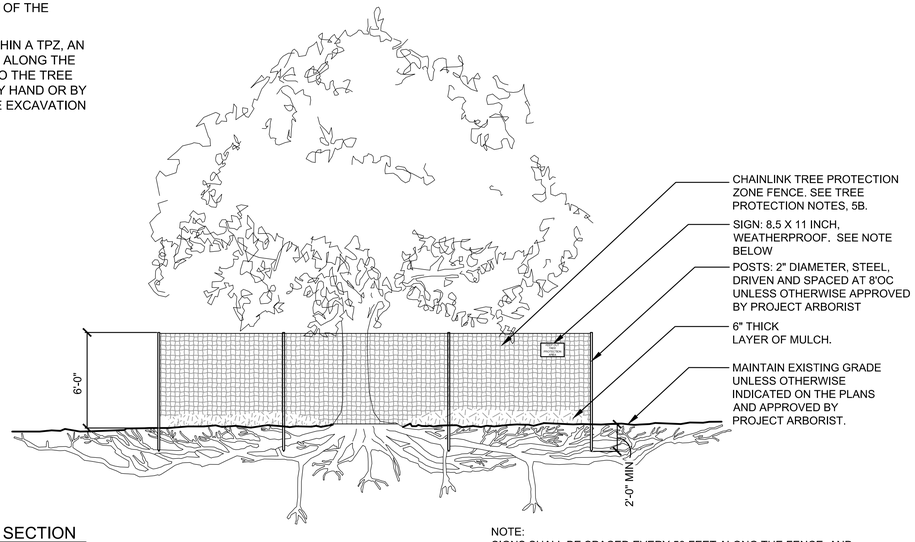
16. WHERE SHOWN ON THE PLANS AND APPROVED BY THE PROJECT ARBORIST, EXCAVATION SHALL BE COMPLETED UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
17. PRIOR TO APPROVED EXCAVATION WITHIN A TPZ, AN EXPLORATORY TRENCH SHALL BE DUG ALONG THE EDGE OF THE EXCAVATION CLOSEST TO THE TREE TRUNK. THIS TRENCH SHALL BE DUG BY HAND OR BY AIR SPADE TO THE FULL DEPTH OF THE EXCAVATION OR 30 INCHES, WHICHEVER IS LESS.
18. WITHIN THE EXPLORATORY TRENCH, ROOTS LESS THAN TWO (2) INCHES IN DIAMETER THAT WILL BE AFFECTED BY TEMPORARY AND PERMANENT CONSTRUCTION SHALL BE CUT MANUALLY, USING A CLEAN, SHARP HAND SAW.
19. CUTS SHALL BE MADE PERPENDICULAR TO THE DIRECTION OF GROWTH, AND SHALL BE CLEAN AND SMOOTH, WITH THE BARK INTACT WITH NO ROUGH EDGES OR TEARS.
20. WHEN ROOTS LARGER THAN TWO (2) INCHES IN DIAMETER ARE EXPOSED, CONTRACTOR SHALL NOTIFY PROJECT ARBORIST. EXCAVATION SHALL BE DISCONTINUED UNTIL INSTRUCTIONS TO RESOLVE THE CONDITIONS ARE RECEIVED FROM OWNER'S REPRESENTATIVE AND PROJECT ARBORIST.
21. AFTER ROOTS ARE CLEANLY SEVERED AND PROTECTED, EXCAVATION EQUIPMENT MAY BE OPERATED WITHIN THE TPZ FROM THE SIDE OF THE TRENCH FARTHEST FROM THE TREE, UP TO THE LIMIT OF WHERE ROOTS HAVE BEEN CUT AND REMOVED.
22. WITHIN 1 HOUR, TEMPORARILY COVER EXPOSED AND CUT ROOTS WITH EARTH OR MULCH, OR WRAP WITH BURLAP.
23. HAND WATER AND MAINTAIN ROOTS IN A MOIST CONDITION.
24. BACKFILL WITHIN EIGHT (8) HOURS. CONTRACTOR SHALL REQUEST AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY OTHER TIMETABLE FOR THIS WORK. DURING BACKFILL, CONTRACTOR SHALL CAREFULLY PLACE SOIL UNDER AND AROUND EXPOSED ROOTS AND HAND TAMP BACKFILL INTO PLACE.
25. TUNNELING, BY DRILLING, AUGER BORING, OR PIPE JACKING, MAY BE EMPLOYED WITH APPROVAL OF THE OWNER'S REPRESENTATIVE.

CROWN PRUNING

26. AT NO TIME SHALL TREE LIMBS BE CUT BY CONSTRUCTION PERSONNEL. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, CONTRACTOR SHALL REQUEST APPROVAL FROM PROJECT ARBORIST TO TIE BACK OR PRUNE BRANCHES.
27. NO PRUNING SHALL TAKE PLACE EXCEPT AS APPROVED BY THE PROJECT ARBORIST. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND ISA TREE PRUNING GUIDELINES.
28. PRIOR TO PERFORMING TREE WORK ON SUDDEN OAK DEATH REGULATED HOST SPECIES, CONTRACTOR SHALL FOLLOW PROTOCOLS DESCRIBED AS FOLLOWS:
    A. CONTRACTOR SHALL DISPOSE OF PLANT MATERIALS IN A LANDFILL OR AT AN INDUSTRIAL-SCALE COMPOSTING FACILITY.
    B. CONTRACTOR SHALL NOT TRANSPORT PLANT MATERIALS TO OTHER LOCATIONS ON PROJECT SITE. CONTAMINATED PLANT DEBRIS SHALL NOT BE USED FOR ANY PURPOSES AT ANY OTHER LOCATION.

MAINTENANCE

29. CONTRACTOR SHALL IRRIGATE OR MAINTAIN IRRIGATION TO EXISTING TREES TO REMAIN UNTIL PERMANENT IRRIGATION IS INSTALLED.
    A. CONTRACTOR SHALL PREPARE AN IRRIGATION SCHEDULE FOR REVIEW BY THE PROJECT ARBORIST.
30. CONTRACTOR SHALL TREAT OR REPLACE TREES INDICATED TO REMAIN OR BE RELOCATED THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.
31. CONTRACTOR SHALL MAINTAIN MULCH WITHIN THE TPZ PER DETAIL 1 / AT1.01. MULCH SHALL BE HELD BACK TWO FEET FROM THE BASE OF TREE TRUNKS AND ONE FOOT FROM STEMS OF OTHER WOODY PLANTS.
32. ANY ACCUMULATED CONSTRUCTION DUST ON LIMBS OR FOLIAGE IS TO BE REMOVED WITH WATER PERIODICALLY OR AS DIRECTED BY PROJECT ARBORIST.
32. CONTRACTOR SHALL REMOVE IVY FROM EXISTING TREES. CONTRACTOR SHALL VERIFY LOCATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
    A. IVY GROWING FROM THE GROUND SHALL BE PULLED BY HAND AND ALL STEM FRAGMENTS REMOVED. IVY ON TREES WITH STEMS LARGER THAN ONE (1) INCH IN DIAMETER SHALL BE CUT TO WITHIN TWO (2) INCHES OF THE SOIL SURFACE AND THEN PULLED FROM THE TREE.
    B. CONTRCTOR SHALL USE CARE TO MINIMIZE DAMAGE TO AND PROTECT ALL EXISTING AND NATURALLY RECRUITING WOODY VEGETATION TO REMAIN DURING IVY REMOVAL.



SECTION
NTS

NOTE:
SIGNS SHALL BE SPACED EVERY 50 FEET ALONG THE FENCE, AND SHALL BE LEGIBLE FROM A DISTANCE OF 20 FEET BY A PERSON WITH 20/20 VISION. TEXT SHALL READ "KEEP OUT TREE PROTECTION AREA".

1 TREE PROTECTION ZONE FENCE

L_TREE PROTECTION_SAFETY NETTING_32

ONSITE TREE REMOVAL AND REPLACEMENT SUMMARY

	REMOVE	REMAIN
PROTECTED* TREE	9	3
OTHER TREE	5	3
TOTAL	**14**	**6**

NOTE: REPLACEMENT TREES REQUIRED ARE AT MINIMUM, FOUR (4) 24" BOX TREES AND FIVE (5) 36" BOX TREES, UP TO A MAXIMUM OF FOURTEEN (14) 24" BOX TREES.

OFFSITE AND CITY TREE REMOVAL AND REPLACEMENT SUMMARY

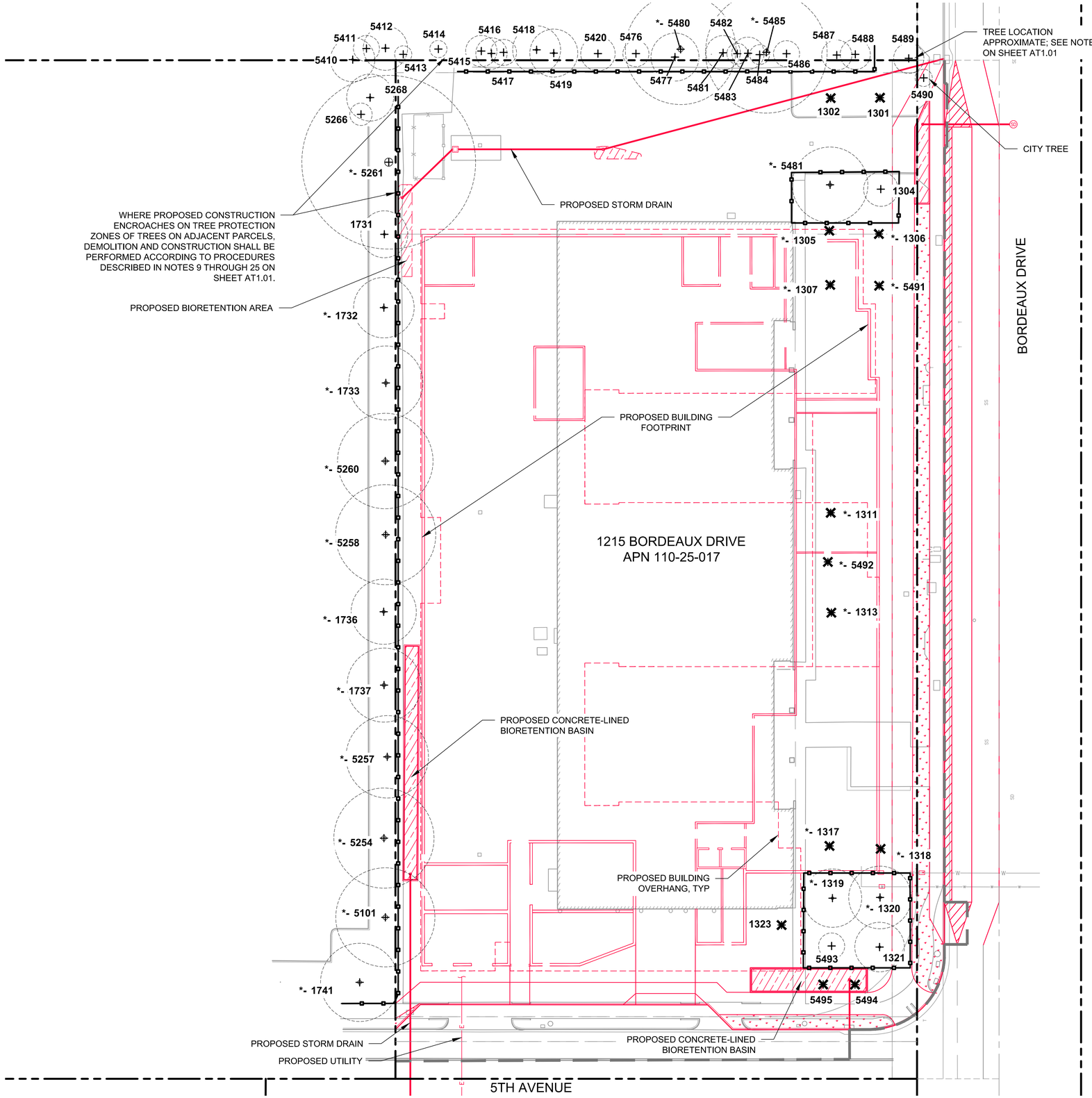
	REMOVE (PROTECTED* AND OTHER)	REMAIN (PROTECTED* AND OTHER)
OFFSITE PRIVATE TREE	0	37
CITY TREE	0	1
TOTAL	**0**	**38**

NOTE: NO REPLACEMENT TREES ARE REQUIRED FOR OFFSITE TREES AT THIS TIME.

EXISTING TREES

TREE TAG #	OTHER TAG	SCIENTIFIC NAME	COMMON NAME	DBH	PROTECTED	REMOVE	OWNERSHIP
1301		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	11		X	ONSITE
1302		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	9		X	ONSITE
1303		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	17.5	YES		ONSITE
1304		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	8			ONSITE
1305		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	15	YES	X	ONSITE
1306		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	15	YES	X	ONSITE
1307		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	12	YES	X	ONSITE
1311		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	24	YES	X	ONSITE
1313		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	22	YES	X	ONSITE
1317		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	21	YES	X	ONSITE
1318		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	16.5	YES	X	ONSITE
1319		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	13	YES		ONSITE
1320		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	14	YES		ONSITE
1321		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	11.5			ONSITE
1323		*MAYTENUS BOARIA*	MAYTEN TREE	5.5		X	ONSITE
1731		*FRAXINUS UHDEI*	EVERGREEN ASH	11			OFFSITE PRIVATE
1732		*FRAXINUS UHDEI*	EVERGREEN ASH	14	YES		OFFSITE PRIVATE
1733		*FRAXINUS UHDEI*	EVERGREEN ASH	17	YES		OFFSITE PRIVATE
1736		*FRAXINUS UHDEI*	EVERGREEN ASH	15	YES		OFFSITE PRIVATE
1737		*FRAXINUS UHDEI*	EVERGREEN ASH	17	YES		OFFSITE PRIVATE
1741		*FRAXINUS UHDEI*	EVERGREEN ASH	18	YES		OFFSITE PRIVATE
5101		*FRAXINUS UHDEI*	EVERGREEN ASH	22.5	YES		OFFSITE PRIVATE
5254		*FRAXINUS UHDEI*	EVERGREEN ASH	23	YES		OFFSITE PRIVATE
5257	1738	*FRAXINUS UHDEI*	EVERGREEN ASH	19	YES		OFFSITE PRIVATE
5258		*FRAXINUS UHDEI*	EVERGREEN ASH	23	YES		OFFSITE PRIVATE
5260		*FRAXINUS UHDEI*	EVERGREEN ASH	22	YES		OFFSITE PRIVATE
5261		*EUCALYPTUS SIDEROXYLON*	RED IRONBARK	40	YES		OFFSITE PRIVATE
5266		*ACACIA MELANOXYLON*	BLACKWOOD ACACIA	5			OFFSITE PRIVATE
5268		*FRAXINUS UHDEI*	EVERGREEN ASH	11			OFFSITE PRIVATE
5410		*POPULUS NIGRA 'ITALICA'*	LOMBARDY POPLAR	11, 6			OFFSITE PRIVATE
5411		*POPULUS NIGRA 'ITALICA'*	LOMBARDY POPLAR	6			OFFSITE PRIVATE
5412		*POPULUS NIGRA 'ITALICA'*	LOMBARDY POPLAR	11, 4			OFFSITE PRIVATE
5413		*POPULUS NIGRA 'ITALICA'*	LOMBARDY POPLAR	4			OFFSITE PRIVATE
5414		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	4, 3			OFFSITE PRIVATE
5415		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	7, 6, 1, 1			OFFSITE PRIVATE
5416		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	7, 2, 2			OFFSITE PRIVATE
5417		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	5, 3, 2, 1			OFFSITE PRIVATE
5418		*OLEA EUROPAEA*	OLIVE	11			OFFSITE PRIVATE
5419		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	11, 3			OFFSITE PRIVATE
5420		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	8, 7, 7, 2, 2			OFFSITE PRIVATE
5476		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	6, 4, 4, 3.5, 3			OFFSITE PRIVATE
5477		*OLEA EUROPAEA*	OLIVE	11, 5			OFFSITE PRIVATE
5480		*EUCALYPTUS CAMALDULENSIS*	RED GUM	26	YES		OFFSITE PRIVATE
5481		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	8, 2			OFFSITE PRIVATE
5482		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	5, 3			OFFSITE PRIVATE
5483		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	7, 1			OFFSITE PRIVATE
5484		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	4.5, 3, 2.5, 1, 1			OFFSITE PRIVATE
5485		*EUCALYPTUS CAMALDULENSIS*	RED GUM	28, 9	YES		OFFSITE PRIVATE
5486		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	5.5, 5, 4, 4, 2, 1			OFFSITE PRIVATE
5487		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	7, 4, 3, 1			OFFSITE PRIVATE
5488		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	6.5, 1, 1			OFFSITE PRIVATE
5489		*PRUNUS LUSITANICA*	PORTUGUESE LAUREL	7			OFFSITE PRIVATE
5490		*PINUS CANARIENSIS*	CANARY ISLAND PINE	4			CITY
5491		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	18.5	YES	X	ONSITE
5492		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	19	YES	X	ONSITE
5493		*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	6			ONSITE
5494		*QUERCUS LOBATA*	VALLEY OAK	4.5		X	ONSITE
5495		*QUERCUS LOBATA*	VALLEY OAK	4.5		X	ONSITE

* PER SUNNYVALE MUNICIPAL CODE, A PROTECTED TREE IS ANY TREE OF A SIGNIFICANT SIZE, DEFINED AS A TREE 38 INCHES OR GREATER IN CIRCUMFERENCE (12 INCH DBH) MEASURED FOUR AND ONE-HALF FEET ABOVE GROUND FOR SINGLE TRUNK TREES. FOR MULTI-TRUNK TREES "SIGNIFICANT SIZE" MEANS A TREE WHICH HAS AT LEAST ONE TRUNK WITH A CIRCUMFERENCE 38 INCHES OR GREATER MEASURED FOUR AND ONE-HALF FEET ABOVE GROUND LEVEL, OR IN WHICH THE MEASUREMENTS OF THE CIRCUMFERENCE OF EACH OF THE MULTI-TRUNKS, WHEN MEASURED FOUR AND ONE-HALF FEET ABOVE THE GROUND LEVEL, ADDED TOGETHER EQUAL AN OVERALL CIRCUMFERENCE 113 INCHES OR GREATER (36 INCH DBH).

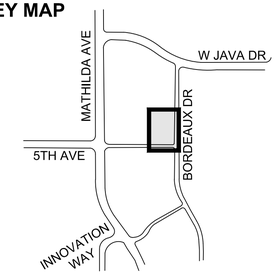


LEGEND

- EXISTING TREE TO BE PROTECTED
  TREE PROTECTION ZONE, SEE NOTE 5 AND DETAIL 1 / AT1.01
- 0000 TREE NUMBER
  *- INDICATES PROTECTED TREE
- TREE TO BE REMOVED
- TREE PROTECTION ZONE FENCE (1 / AT1.01)
- PROPOSED BUILDING, HARDSCAPE, AND UTILITY IMPROVEMENTS. SHOWN FOR REFERENCE ONLY.
- PROPERTY BOUNDARY
- LIMIT OF WORK

NOTES:
1. SEE SHEET AT1.01 FOR TREE NOTES AND DETAIL AND AT1.02 FOR TREE PROTECTION AND REMOVAL SCHEDULE.

KEY MAP



ktgy BKF bionic BeamReach H. T. HARVEY & ASSOCIATES Ecological Consultants

1215 BORDEAUX DR
SUNNYVALE, CA

N
0 20' 40'

SUNNYVALE CITY APPLICATION
SEPTEMBER 12, 2025

TREE PROTECTION & REMOVAL PLAN

AT1.1

Appendix D. Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. Property lines were not clearly surveyed or marked in the field by the owner, consultant attempted to provide as accurate of boundary for the inventory as possible using the limited data available.
3. Care has been taken to obtain all information from reliable sources. All data have been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in her qualifications.
8. This report and values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. Unless expressed otherwise: a) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection and b) the inspection is limited to visual examination of accessible items without dissection, excavation, drilling, probing, coring, climbing, aerial inspection, or any laboratory testing. No advanced assessment was performed to quantify interior wood structure, root condition, or upper canopy condition. In addition, no tree risk assessment was conducted. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Appendix E. Certification of Performance

I, Megan Richards, certify that:

I have personally inspected the trees and property referred to in this report and have stated our findings accurately. The extent of the evaluation is stated in the attached report and the Terms of Assignment.

I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.

The analysis, opinions, and conclusions stated herein are my own.

My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.

No one provided significant professional assistance to me, except as indicated within the report.

Compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

Megan Richards
ISA-Certified Arborist WE-10882A