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ARBORIST REPORT-

Tree Resource Analysis, Construction Impacts & Protection Plan for:

1019 Edmonds Court/ APN: 320-12-008 Sunnyvale, CA November 10, 2018

Prepared for:

Mr. Alan Matas 1019 Edmonds Court Sunnyvale, CA 94087

Prepared by:



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SUMMARY

- An existing home will be demolished, and a new single-family home will be constructed.
- Thirteen trees including one "protected" tree, were inventoried.
- The thirteen trees are comprised of ten species. Most of the trees are in fair to good condition.
- There is one "protected" tree on the property.
- The "protected" tree is in fair condition, will suffer significant construction impacts and its removal is recommended.
- Nine "not protected" trees are in fair to good condition, will suffer significant construction impacts and their removal is recommended.
- Three "not protected" trees are in fair to good condition, will suffer low construction impacts but are not compatible with new landscape plan and their removal is recommended.
- Replacement trees will be required if the "protected" tree is approved for removal.
- A landscape planting plan which includes replacement trees will be submitted with plan set.

Background

Plans will be submitted to the City of Sunnyvale Planning Department, to subdivide an existing duplex into two separate condominiums. Mr. Alan Matas has requested my services, to assess the condition of twelve trees on the applicant's property, and the construction impacts that may affect them. Further, to provide a report with my findings and recommendations to meet City of Sunnyvale planning requirements.

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Assignment

Provide an arborist report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter, height and canopy spread), condition (health and structure), and suitability for preservation ratings.

To complete this assignment, the following services were performed:

- Tree Resource Evaluation: Inventory, evaluate and assign suitability for preservation ratings for subject trees.
- Plan Review: Reviewed provided plans including: Site Plan, by BEKOM Design dated 7/25/2018.
- **Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts, to provide recommendations for removal or retention of trees.
- **Mapping:** Tree canopies were plotted onto: Site Plan, by BEKOM Design dated 7/25/2018, and a Tree Location Map sheet was developed.

Limits of the Assignment

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection on November 10, 2018.

The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in questions may not arise in the future.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the developer, their agents, and the City of Sunnyvale as a reference for existing tree conditions and to help satisfy the City of Sunnyvale planning requirements.

Resources

All information within this report is based on site plans as of the date of this report. Resources are as follows:

- Site Plan, by BEKOM Design dated 7/25/2018
- Site Visit, Tree Inventory & Condition Evaluation at, 1019 Edmonds Court, Sunnyvale, 11/10/2018.
- City of Sunnyvale Municipal Code Chapter 19.94 *Tree Preservation* (applicable sections).

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OBSERVATIONS

The project site contains a one-story single-family home on a level parcel. There are trees within the project limits in both the front and back yards. There is one "protected" tree on the property, a flowering cherry (*Prunus serrulata*) located in the front yard. The flowering cherry is in fair condition. The remaining trees on the property are "not protected" and include two mature persimmons and a saucer magnolia.



Image #1 – Tree T1 – flowering cherry, the only "protected" tree on the property.

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DISCUSSION

A total of 13 trees were inventoried. All thirteen trees are recommended for removal. Six trees, T2,3,4,5,6, and 7, are located within the footprint of the new home or new garage. Three trees, T1, T11 & T13, are located within the footprint of the new driveway, pool or pool equipment shed. One tree, T8 is located less than 3 feet from the new home foundation, will suffer significant root loss and cannot be effectively clearance pruned with significant structural damage. Three "not protected" trees T9, T10 & T12 will suffer moderate to low impacts, but are not compatible with the new landscape design and their removal is recommended.

"Protected" tree T1, a flowering cherry is within the footprint of the new driveway. No reasonable alteration of the proposed driveway footprint would allow for its retention.

TOTAL SUBJECT TREES: 13 Trees

Protected: 1

1 Flowering Cherry

(Prunus serrulata)

Not Protected: 12

2	Persimmon	(Diospyros sp.)
2	Citrus	(Citrus sp.)
2	Hollywood juniper	(Juniperis chinensis 'Torulosa')
1	Plum	(Prunus sp.)
1	Mexican Fan Palm	(Washington robusta)
1	Lemon Bottlebrush	(Callistemon citrinus)
1	Saucer Magnolia	(Magnolia soulangiana)
1	Japanese maple	(Acer palmatum)
1	Willow	(Salix sp.)

Tree Evaluation and Recording Methods

Site evaluations were made on 11/10/2018. *The inventory included all trees on the property within the project limits.* The health and structural **condition** of each tree was assessed and recorded. Based on the trees health and structural condition, each trees **suitability for preservation** was rated and recorded.

The recorded data is included in the *Tree Assessment Chart, Appendix A,* of this report. Tree numbers were plotted on the attached *Tree Protection Plan sheet, T1.* **To correlate the data in the Tree Assessment Chart to the tree's location on the site, refer to the Tree Location Map sheet - Appendix C.**

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Condition Rating

A trees condition is determined by an assessing both the **health** and **structure**, then combining the two factors to reach a *condition rating*. Tree condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair or poor), is indicated below:

Tree Condition Rating

- Good 3
- Fair 9
- Poor 1

Suitability for Preservation

A trees suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair or poor. The quantity of trees assigned to each category (good, fair or poor), is listed below.

Suitability Rating

Good -

3

- Fair 9
- Poor 1

Impact Level

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate, high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating

- Low 2
- Moderate 1
- High 10

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Tree Protection Zone

The tree protection zone (TPZ), is a defined area within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on: 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. *The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances.* Tree protection may also involve the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions –* Appendix E.

Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the *Tree Assessment Chart – Appendix A,* which indicates the optimal Tree Protection Zone for each tree.

Additional general tree protection guidelines are included in *Tree Protection Guidelines & Restrictions* – Appendix G.

Critical Root Zone

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter than the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

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Tree Inventory & Impact Assessment Parcel Improvements 1019 Edmonds Court Page 7

Construction Impacts to Subject Trees

Demolition Elements Affecting Subject Trees

1. Removal of existing home foundation

Construction Phases Affecting Subject Trees -

- 1. Installation of new home, garage and foundation.
- 2. Installation of new driveway, pool or pool equipment shed.
- 3. Installation of new landscaping.
- 4. Installation of new utilities.

Impacts to Subject Trees by Tree Number -

Demolition:

1. Removal of existing foundation will impact trees T2,T3,T4,T5,T6,T7, & T8.

Construction Phases:

- 1. Installation of new home, garage and foundation will impact trees T2,T3,T4,T5,T6 & T7
- 2. Installation of new driveway will impact tree T1.
- 3. Installation of new pool will impact tree T11.
- 4. Installation of new pool equipment shed will impact tree T13.
- 5. Installation of new landscaping will impact trees T9, T10 & T12.
- 6. Installation of new utilities, *if installed*, could impact trees T1, T2, T3, & T4.

Tree Replacement

If "protected" trees are removed, replacement trees will be required.

The following is an excerpt from the City of Sunnyvale Municipal Code Section 19.94.110: *Requirements concerning protected trees during site development or modification.*

(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 19.94.110., but actual number and sizes of replacement trees shall be reviewed on a case by case basis

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CONCLUSION

- An existing home will be demolished, and a new single-family home will be constructed.
- Thirteen trees including one "protected" tree, were inventoried.
- The thirteen trees are comprised of ten species. Most of the trees are in fair to good condition.
- One "protected" tree is in fair condition, will suffer significant construction impacts and its removal is recommended.
- Nine "not protected" trees are in fair to good condition, will suffer significant construction impacts and their removal is recommended.
- Three "not protected" trees are in fair to good condition, will suffer low construction impacts but are not compatible with the new landscape plan and their removal is recommended.
- If removal is approved, replacement trees will be required for removal of "protected" tree T1.
- A landscape planting plan, which includes replacement trees will be submitted with plan set.
- The number and size of replacement trees shall be determined by the City of Sunnyvale.

RECOMMENDATIONS

- 1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
- 2. If protected trees are removed, plant replacement trees. Size and number to be determined by the City of Sunnyvale.

Respectfully submitted,

Kurt Fouts

Kurt Fouts ISA Certified Arborist WE0681A

Kurt Fouts Arborist Consultant 826 Monterey Avenue Capitola, CA 95010

826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com

1019 Edmonds Court, Sunnyvale

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

Retention or Removal Code:

RT: Retain TreeRI: Remove Due to Construction ImpactsI.M. Impacts can be Mitigated with Pre-ConstR.C. Remove Due to Condition

Protected Tree City of Sunnyvale -

Any tree 12 inches or greater in diameter measured at 4.5 feet above grade.

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T1	flowering cherry (Prunus serrulata)	32"	Yes	15'X20'	Fair	Fair	Fair	15'	High (Root loss: excavation)	R.I	Within new driveway footprint.
т2	citrus (Citrus sp.)	3",3",2"	No	6'X5'	Fair	Fair	Fair	6'	High (Root loss: excavation)	R.I	Within footprint of new garage.
Kurt Fouts Arborist Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 scharborgrounds@yahoo.com							Page 1 of 3				11/10/2018

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
Т3	citrus (Citrus sp.)	3",3"	No	6'X4'	Poor	Poor	Poor	6'	High (Root loss: excavation)	RI	Within footprint of new home.
T4	Hollywood juniper (Juniperus chinesis 'Torulosa')	4",4",4",3 "	No	8'X10'	Fair	Fair	Fair	10'	High (Root loss: excavation)	RI	Within footprint of new home.
T5	Japanese maple (<i>Acer palmatum</i>)	5",4"	No	10'X10'	Poor	Poor	Poor	6'	High (Root loss: excavation)	RI	Within footprint of new home.
тб	persimmon (Diospyros sp.)	9" (at 3.5' above grade)	No	17'X20'	Good	Good	Good	20'	High (Root loss: excavation)	RI	Within footprint of new home. Scaffolds start at 4' above grade.
77	persimmon	11" (at 3.5' above grade)	No	17'X30'	Good	Good	Good	20'	High (Root loss: excavation)	RI	Within footprint of new home. Scaffolds start at 4' above grade.
Т8	plum (<i>Prunus sp</i> .)	5",5",3"	No	12'X15'	Fair	Fair	Fair	15'	High (Root loss: excavation, Canopy loss: clearance pruning)	RI	Less than 3' from new home foundation.
Richarborist Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 scharborgrounds@yahoo.com							Page 2 of 3				11/10/2018

1019 Edmonds Court, Sunnyvale

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
Т9	Mexican fan palm (Washingtonia robusta)	9"	No	20'X5'	Fair	Good	Good	6'	Low (Root loss: excavation)	Remove- Not compatibl e w/new L/S	6- 7' from new home foundation. Not compatible with new landscape plan.
T10	Hollywood juniper (Juniperus chinesis 'Torulosa')	10"	No	20'X20'	Fair	Fair	Fair	15'	Moderate (Root loss: excavation)	Remove- Not compatibl e w/new L/S	9' from new home foundation. Not compatible with new landscape plan.
T11	lemon bottlebrush (Callistemon citrinus)	8",5",4",4 "	No	12'X10'	Fair	Fair	Fair	10'	High (Root loss: excavation)	RI	Within foot print of new pool.
T12	saucer magnolia (Magnolia soulangiana)	8",7"	No	25'X20'	Fair	Fair	Fair	15'	Low (Root loss: new planting excavation)	Remove- Not compatibl e w/new L/S	Not compatible with new landscape plan.
T13	willow (Salix sp .)	11" (at 3.5' above grade)	No	25'X15'	Fair	Fair	Fair	10'	High (Root loss: excavation)	RI	
Reported Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 scharborgrounds@yahoo.com							Page 3 of 3				11/10/2018

APPENDIX B - CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the *Tree Assessment Chart, Appendix A.*

Trunk Diameter and Number of Trunks:

Trunk diameter as measured at 4.5 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 4.5 feet above grade.

Health Ratings:

- <u>Good:</u> A healthy, vigorous tree, reasonably free of signs and symptoms of disease
- <u>Fair:</u> Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor
- <u>Poor:</u> Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

Structure Ratings:

- Good: No significant structural defects. Growth habit and form typical of the species
- Fair: Moderate structural defects that might be mitigated with regular care
- <u>Poor:</u> Extensive structural defects that cannot be abated.

Suitability for Preservation Ratings:

Rating factors:

<u>Tree Health:</u> Healthy vigorous trees are more tolerant of construction impacts such as root loss, grading and soil compaction, then are less vigorous specimens.

<u>Structural integrity</u>: Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

<u>Tree Age:</u> Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

<u>Species response</u>: There is a wide variation in the tolerance of individual tree species to construction impacts.

Rating Scale:

<u>Good:</u> Trees in good health and structural condition with potential for longevity on the site

<u>Fair:</u> Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

<u>Poor:</u> Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or management . The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Construction Impacts:

Rating Scale:

<u>High:</u>	Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and /or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.
<u>Moderate:</u>	Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.
Low:	Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.
None:	Development elements will have no impact on the health and stability of the Tree.

Tree Protection Zone (TPZ):

Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.



BIBLIOGRAPHY

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Costello, L., Perry, E., & Matheny, N, <u>Abiotic Disorders of Landscape Plants:</u> *A Diagnostic Guide* Oakland, CA:UC/ANR Publications (Publication 3420) c.2003.

Appendix E - TREE PROTECTION GUIDELINES AND RESTRICTIONS

Protecting Trees During Construction:

- Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced- off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.
- 2) If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.
- 3) Underground trenching shall avoid the major support and absorbing tree roots of protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.
- Concrete or asphalt paving shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.
- Artificial irrigation shall not occur within the root zone of native oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.
- 6) Compaction of the soil within the tree protection zone shall be avoided.
- 7) Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.
- 8) Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.
- 9) Oil, gas, chemicals, paints, cement, stucco or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone of any protected tree, or at any other location on the site from which such substances might enter the tree protection zone of a protected tree.
- 10) Construction materials shall not be stored within the tree protection zone of a protected tree.

Project Arborist Duties and Inspection Schedule:

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.

A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

Inspection of site: Prior to equipment and materials move in, site work, demolition, landscape construction and tree removal: The project arborist will meet with the general contractor, architect / engineer, and owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

<u>Final Inspection of Site:</u> Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

Kurt Fouts shall be the Project Arborist for this project. All scheduled inspections shall include a brief Tree Monitoring report, documenting activities and provided to the City Arborist.

Tree Protection Fencing

Tree Protection fencing shall be installed prior to the arrival of construction equipment or materials. Fence shall be comprised of six -foot chain link fence mounted on eight - foot tall, 1 and 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced on a minimum of 10-foot centers. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

A final inspection by the City Arborist at the end of the project will be required prior to removing any tree protection fencing.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Tree Work Standards and Qualifications

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute series, *Safety Requirements in Arboriculture Operations* ANSI Z133-2017,

Contractor licensing and insurance coverage shall be verified.

During tree removal and clearance, sections of the Tree Protection Fencing may need to be temporarily dismantled to complete removal and pruning specifications. After each section is completed, the fencing is to be re-installed.

Trees to be removed shall be cut into smaller manageable pieces consistent with safe arboricultural practices, and carefully removed so as not to damage any surrounding trees or structures. The trees shall be cut down as close to grade as possible. Tree removal is to be performed by a qualified contractor with valid City Business/ State Licenses and General Liability and Workman's Compensation insurance.

Development Site Tree Health Care Measures

RECOMMENDED TO PROVIDE OPTIMUM GROWING CONDITIONS, PHYSIOLOGICAL INVIGORATION AND STAMINA, FOR PROTECTION AND RECOVERY FROM CONSTRUCTION IMPACT.

Establish and maintain TPZ fencing, trunk and scaffold limb barriers for protection from mechanical damage, and other tree protection requirements as specified in the arborist report.

Project arborist to specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

Soil, water and drainage management is to follow the ISA BMP for "Managing Trees During Construction" and the ANSI Standard A300(Part 2)- 2011 Soil Management (a. Modification, b. 'Fertilization, c. Drainage.)

Fertilizer / soil amendment product(s) amounts and method of application to be specified by certified arborist.

City of Sunnyvale – Protected Tree

(3) "Protected tree" means a tree of significant size.

(4) "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.

ASSUMPTIONS AND LIMITING CONDITIONS

- 1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
- 2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
- 3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
- 4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
- 5. 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(s) to whom it is addressed without written consent of this appraiser/consultant.
- 6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
- 7. Sketches. Diagrams. Graphs. Photos. Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
- 8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
- 9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
- 10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education. Knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees, Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

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.



826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com



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