



ISA Tree Risk Assessment Qualified

ASCA Registered Consulting Arborist #401

ISA Certified Arborist #WE-3172A



10/22/2019

**Fence Assessment and Recommendations  
for  
581-583 E. Fremont (Sunrise Assisted Living Project)  
Sunnyvale, CA**

Sunrise Development  
Attn: Ms. Jackie Dominguez

Dear Ms. Dominguez,

Walter Levison, Consulting Arborist (WLCA) was requested by Sunrise Development to prepare a written letter-style report which discusses the Arboriculture Best Management Practices (BMP) for construction of a property line boundary fence around the proposed Sunrise Assisted Living facility at the above noted Sunnyvale site address.

It is the author's understanding that the "tree-friendly fence construction specification" will include the following:

1. Drilling 24 inch diameter piers at a spacing of 10 horizontal feet on-center (O.C.).
2. Header boards floating above grade, with zero cut into the existing soil root zones of the trees being retained.
3. Use of a small two-person "breakdown-type drill rig" as shown in the images at right, to minimize vertical airspace feet required to set up the drill post sections. WLCA has had contractors utilize these small drill rigs on a number of projects on which WLCA was the project arborist.
4. Pre-project pruning to remove low elevation limbs to clear the enough vertical airspace feet to allow for use of a small breakdown type drill rig (e.g. 12 feet of vertical airspace above the pier centers).

The following table is a summary of my recommendations for the proposed new fence.

Attached to the end of this report is a side view sketch by Gates and Associates Landscape Architecture (GALA) showing the fence construction spec as written above.

WLCA has also included an updated tree location map markup using the most recent iteration of the GALA landscape plan sheet for reference, as well as two (2) sketches by WLCA showing the approximate pier layout in relation to the large neighbor-owned carob tree trunks situated along the east side of the property.

Many of the perimeter trees being retained have overhanging limbs and foliage which hang to low elevations above grade (e.g. roughly 8 to 10 feet above grade), which may impede our ability to set up even a small two-person type "breakdown drill rig" (see photos at right for reference of this innovative device) which requires something on the order of 10 to 12 feet of airspace (not verified) as a vertical column above where each pier is to be drilled. The general contractor (GC) can discuss this issue further with WLCA prior to performing any fence construction-associated airspace clearance pruning that will be required.





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**FENCE PIER RECOMMENDATIONS TABLE (SELECTED HIGH VALUE TREE SPECIMENS ONLY)**

Tree Number	Common Name	Fence Pier Offsets (Noted from Left to Right of Trunk Center)	Vertical Clearance Pruning and/or Other Recommendations
3	Coast live oak	5 foot / 5 foot from trunk center, or a 4 foot and 6 foot offset setup.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.  Retain a tree care company to remove limbs up to a height of 10 to 12 feet elevation above grade (or higher, if required for the breakdown drill rig clearance). Prune per all ANSI A300 pruning standards.
4	Coast live oak	5 feet / 5 feet offsets from trunk center.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.  Retain a tree care company to remove limbs up to a height of 10 to 12 feet elevation above grade (or higher, if required for the breakdown drill rig clearance). Prune per all ANSI A300 pruning standards.
5	Carob	5 feet / 5 feet offsets from trunk center.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.
6	Coast live oak	5 feet / 5 feet offsets from trunk center.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.  Retain a tree care company to remove limbs up to a height of 10 to 12 feet elevation above grade (or higher, if required for the breakdown drill rig clearance). Prune per all ANSI A300 pruning standards.
7	Coast live oak	5 feet / 5 feet offsets from trunk center.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.  Retain a tree care company to remove limbs up to a height of 10 to 12 feet elevation above grade (or higher, if required for the breakdown drill rig clearance). Prune per all ANSI A300 pruning standards.
8	Chinese elm	OK to drill piers at any locations along the fence alignment.	
9 through 19	(Various)	OK to drill piers at any locations along the fence alignment.	



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Tree Number	Common Name	Fence Pier Offsets (Noted from Left to Right of Trunk Center)	Vertical Clearance Pruning and/or Other Recommendations
20	Coast live oak	5 feet / 5 feet offsets from trunk center.	<p>Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.</p> <p>Prune up to 10 or 12 feet vertical elevation as required to clear the breakdown drill rig. Tree hangs down to 4 feet elevation above grade.</p> <p>Note that this tree has a 2 foot to 3 foot long vertical stem failure scar where a mainstem broke out, which means that this neighbor-owned tree is basically worthless in terms of structural integrity.</p>
21	Incense cedar	5 feet / 5 feet offsets from trunk center.	
22 and 23	Swamp myrtle	OK to drill piers at any locations along the fence alignment.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.
24	Swamp myrtle	5 feet / 5 feet offsets from trunk center.	<p>Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.</p> <p>Note that the limb system of this tree overhangs the project site at roughly 12 to 15 feet elevation above grade. I suggest using ropes and plastic tarps to pull back the canopy of the tree while performing drilling, in order to avoid requiring any clearance pruning, since pruning could completely destroy this tree's limb structure.</p>
25	Carob	5 feet / 5 feet offsets from trunk center.	<p>Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.</p> <p>Root expansion is currently causing vertical displacement of the existing older fence by at least 6 to 10 inches height. Therefore, the new fence header will need to be somehow cut out with a "window" to clear the heaving root system which is higher in elevation at this tree than at other trees. Keep fence materials offset from the root zone by at least 6 vertical inches to avoid issues as heave continues to raise grade into the future.</p>
26	Magnolia	5 feet / 5 feet offsets from trunk center.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.
30	Carob	6 foot / 4 foot offsets from trunk center per drawing attached to this report.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.



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Tree Number	Common Name	Fence Pier Offsets (Noted from Left to Right of Trunk Center)	Vertical Clearance Pruning and/or Other Recommendations
31	Carob	See the attached drawing.  Spacing will be 3 foot / 7 foot per the drawing.  There will also be one additional pier between tree #30 and #31 with an 8 foot width space between the two piers, as shown on the drawing, due to the large horizontal distance between trees #30 and #31.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.
32	Carob	See the attached drawing.  Spacing will be 5 feet offset from trunk center.  There will also be additional piers between trees #32 and #33 as shown on the drawing attached to this report, due to the large horizontal distance between these two trees.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.
33	Carob	4 foot / 6 foot spacing from trunk center.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.
37	Carob	6 foot / 4 foot spacing from trunk center (refer to the drawings attached to this report for details).	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.
38	Carob	6 foot / 4 foot spacing from trunk center (refer to the drawings attached to this report for details).  Per the attached drawing, there will be a second pier between trees #38 and #39, which will create a short 6 foot spacing from pier center to pier center, due to the distance between these trees.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.



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Tree Number	Common Name	Fence Pier Offsets (Noted from Left to Right of Trunk Center)	Vertical Clearance Pruning and/or Other Recommendations
39	Carob	4 foot / 6 foot offset spacing from trunk center.	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.
40	Carob	5 feet / 5 feet offset from trunk center	Use handheld two-person breakdown drill rig to minimize height of airspace required to set up the rig.

#### Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership 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 and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to 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.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, 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 conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by engineers, architects, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Walter Levison to the sufficiency or accuracy of said information.

Unless expressed otherwise:

information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection; and the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. 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.

Loss or alteration of any part of this report invalidates the entire report.

#### 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 the 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. Tree are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.





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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 the trees.

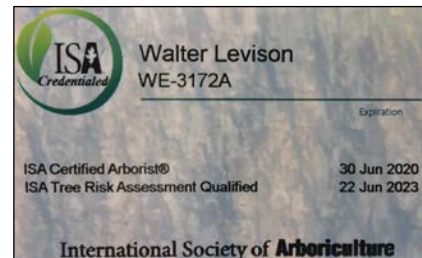
#### Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Signature of Consultant

A handwritten signature in black ink, appearing to read "Walter Levison", followed by a horizontal line.

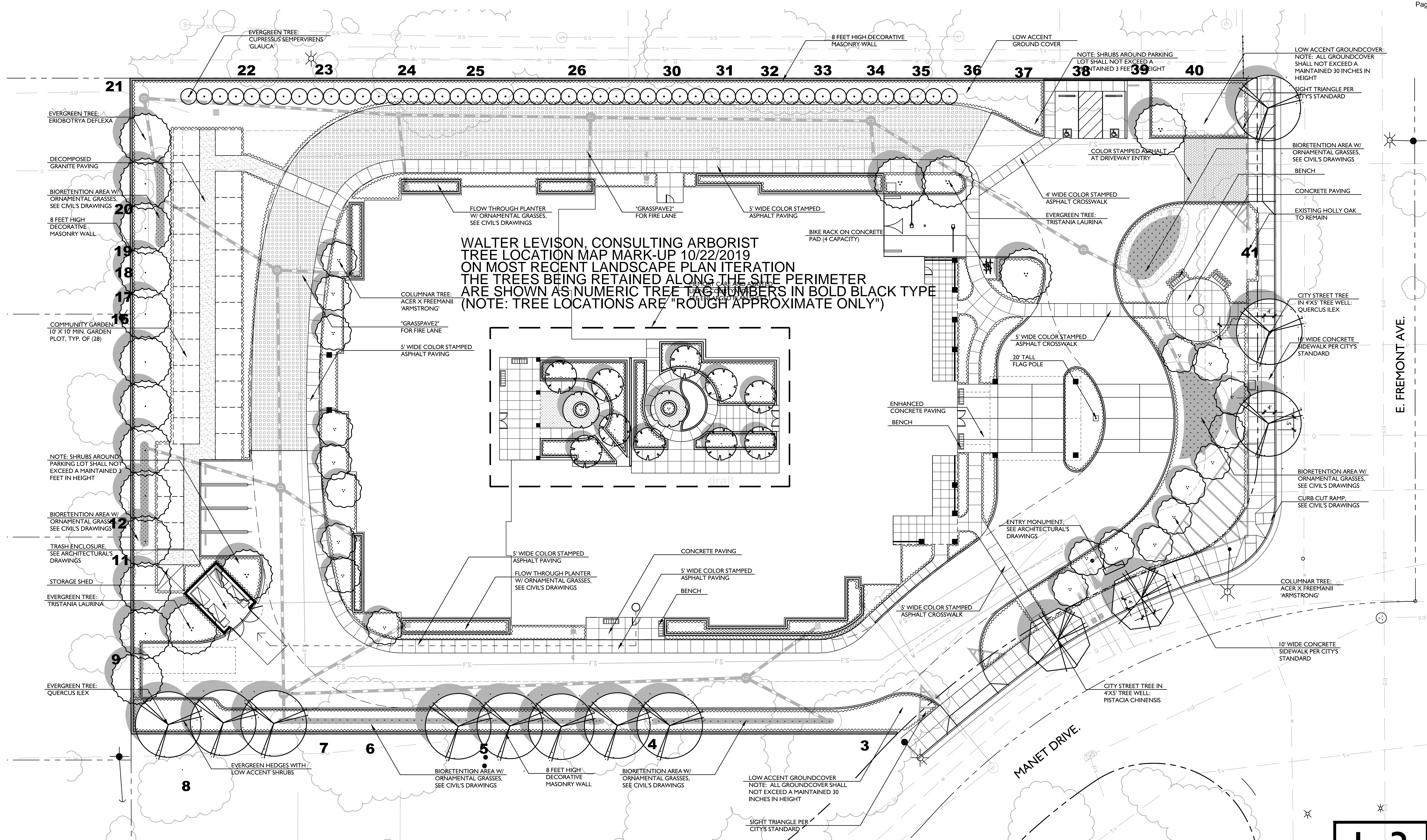
Walter Levison, Consulting Arborist



#### Attachments:

1. Tree location map markup using most recent landscape plan sheet
2. Gates and Associates fence plan side cut view of piers and floating header
3. WLCA pier plan, 1 of 2
4. WLCA pier plan, 2 of 2

draft



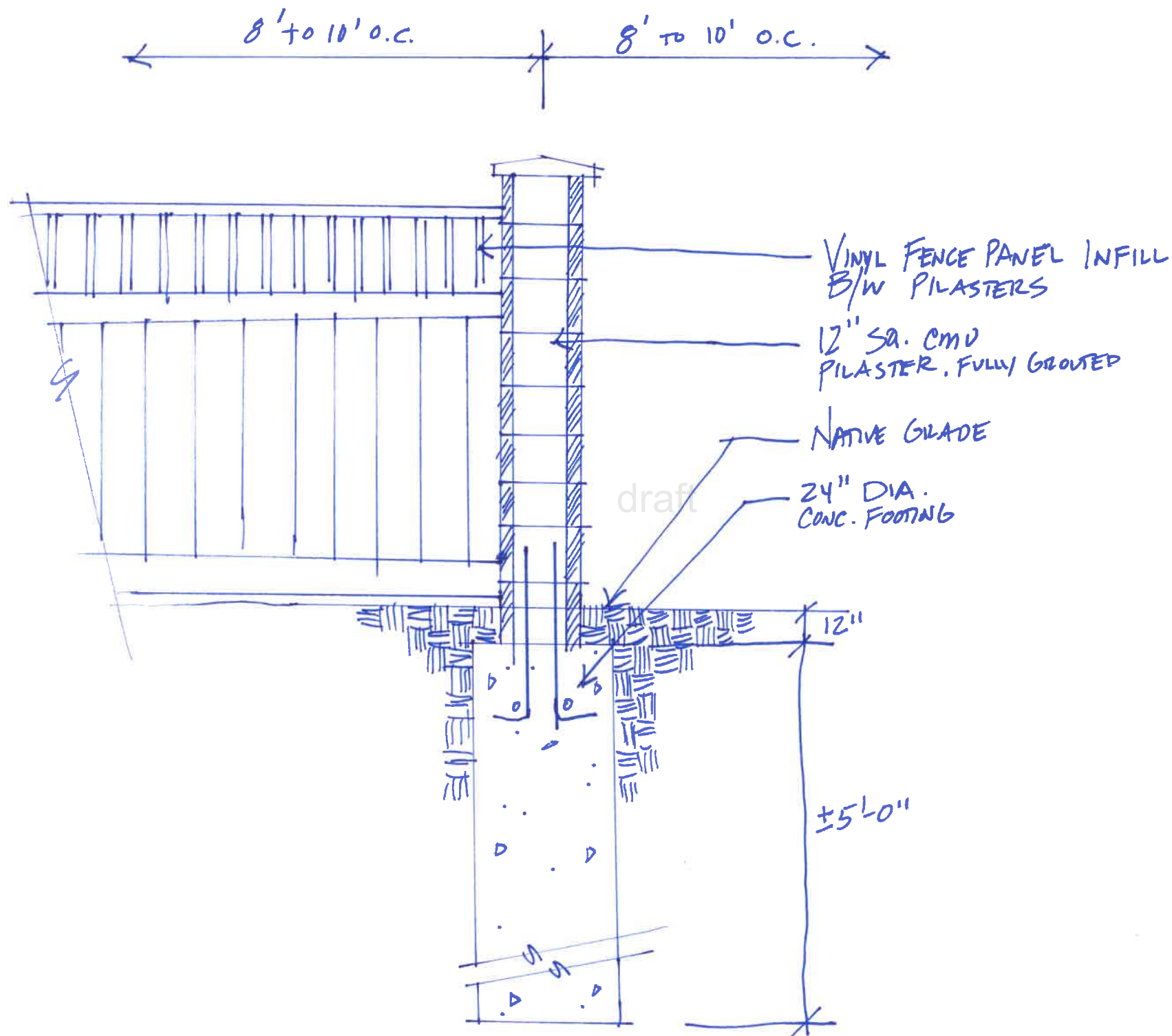
# PRELIMINARY LANDSCAPE PLAN

**L-3**

0 8' 16' 32' DATE: 10/16/2019

SUNRISE OF SUNNYVALE  
SUNNYVALE, CA

**GATES**  
**+ASSOCIATES**  
 LANDSCAPING • URBAN DESIGN  
 2671 CROW CANYON ROAD, CALIFORNIA 94583  
 T 925.736.8176 www.gates.com





ROUGH PIER LOCATIONS (NOT TO SCALE)  
(ASSUME 10-FT O.C. SPACING)

