APPENDIX C

ARBORIST REPORT

ARBOR RESOURCES
professional consulting arborists and tree care

ARBORIST REPORT

HYATT HOUSE HOTEL AT VALLCO PARK

WOLFE ROAD & INTERSTATE 280
CUPERTINO, CALIFORNIA
(APN 316-20-092)

Submitted to:

Community Development Department
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Prepared by:

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July 24, 2014

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EXHIBITS

1.0 INTRODUCTION

The City of Cupertino Community Development Department has retained me to prepare this *Arborist Report* in connection with the proposed application to construct a five-story, 148-room hotel named **Hyatt House Hotel at Vallco Park**; the property is a triangular-shaped lot, bordered by Interstate 280 to the north, N. Wolfe Road to the west, and Perimeter Road to the south (APN 316-20-092), and currently serves as an overflow parking lot for Vallco Mall.

Specific tasks assigned to perform are as follows:

- Visit the site on May 12 and 15, 2014 to identify 150 trees having trunks with diameters of four inches and greater (measured 54 inches above grade).
- Determine each tree's trunk diameter at 54 inches above grade or where appropriate to obtain the best representation of trunk size. Diameters are rounded to the nearest inch, and trees listed with more than one diameter are formed by multiple trunks.
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Determine each tree's suitability for preservation (e.g. high, moderate or low).
- Obtain photographs; see Exhibit C.
- Identify which trees have trunks situated within the public right-of-way.
- Assign tree numbers in a sequential pattern, and those locations can and numbers can be viewed on Sheet A-0.2 presented in Exhibit B (copy of the *Demolition/Tree Removal Plan*, dated 7/15/14).
- Affix metal tags with engraved, corresponding numbers to each accessible trunk or major limb (the tags are round aluminum).
- Review the plan set dated 7/15/14 to identify potential tree disposition and impacts.
- Provide tree replacement guidelines.
- Develop general protection measures to help avoid or mitigate impacts to trees planned for retention.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

2.0 TREE COUNT AND COMPOSITION

One-hundred fifty (150) trees of eight various species were inventoried for this report. They are sequentially numbered as **1 thru 150**, and the table below, and continued on the following two pages, identifies their common names, assigned numbers, counts and overall percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
coast live oak	91, 92, 145, 146	4	3%
coast redwood	1, 2, 4, 5-89, 93-95, 97-102, 107	98	65%
cork oak	90, 143, 144	3	2%
evergreen pear	109, 110, 136-139	6	4%
honey locust	103, 131-133, 142, 147-150	9	6%
Monterey pine	129, 130, 134, 135, 140, 141	6	4%
pin oak	127, 128	2	1%
Shamel ash	3, 96, 104-106, 108, 111-126	22	15%
	Total	**150**	**100%**

As illustrated above, the site is populated predominantly by **coast redwoods**, which form a highly dense and established screen along the north (Hwy 280) and west (N. Wolfe Road) boundaries. The redwoods exhibit symptoms of significant or severe stress from not receiving sufficient water over the years, and the vast majority appear in poor health. Of these, many are beyond recovery, and others might improve if an assertive watering program is immediately implemented. Absent of supplemental water, continued decline for many years later can be expected, and those otherwise intended for retention and protection may ultimately require removal.

Specific information regarding each tree is presented within the table in **Exhibit A**. The trees' locations and corresponding numbers can be viewed on the site map in **Exhibit B**, and photographs are presented in **Exhibit C**.

One tree, **#96**, is a within the public right-of-way along N. Wolfe Road and defined as a **street tree**.

Sheet A-0.2 identifies two '**trees #102**.' The one immediately north of #101 is the correct one, and the other near #107 and 108 is small evergreen pear with a trunk diameter less than three inches; see the map in Exhibit B for further clarification.

Four coast live oaks are defined as "**specimen trees**" pursuant to Appendix B of Ordinance No. 07-2003; they include **#91, 92, 145 and 146**.

3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a "high," "moderate" or "low" suitability for preservation rating as a means to cumulatively measure and consider their existing health, structural integrity, anticipated life span, available growing space, location, size and species. A description of these ratings are presented below; note that the "high" category comprises **nine** (or 6%), the "moderate" category **58** (or 39%), and the "low" category **83** (or 55%) of the total inventoried trees.

High: Applies to **trees #14, 20, 29, 32, 33, 44, 89, 95 and 97**.

These trees offer a good potential for contributing long-term to the site; appear reasonably healthy with stable structures; have no apparent, significant health issues or structural defects; and require regular care to maintain their longevity and vigor.

Moderate: Applies to **trees #3, 5, 8, 10, 15, 16, 21-28, 30, 31, 35, 36, 39, 41, 42, 45-52, 54, 55, 57-59, 61, 63-65, 75, 82, 87, 91-93, 98-102, 107, 118, 119, 124, 125, 131, 132, 139 and 143**.

These trees contribute to the site but at levels less than those assigned a high suitability; have health and/or structural issues that can potentially be reasonably addressed and property mitigated; and frequent care is typically required for their remaining lifespan. A good number of redwoods within this rating serve as established screening elements between Interstate 280 and N. Wolfe Road; they are assigned moderate suitability solely for this reason, as well as the potential of health recovery, including numerous that have been "topped" and/or suppressed growth due to adjacent, more established trees (they would otherwise be assigned a low suitability for their poor health condition).

Low: Applies to **trees #1, 2, 4, 6, 7, 9, 11-13, 17-19, 27, 34, 37, 38, 40, 43, 53, 56, 60, 62, 66-74, 76-81, 83-86, 88, 90, 94, 96, 103-106, 108-117, 120-123, 126-130, 133-138, 140-142 and 144-150**.

These trees are either dead, nearly dead, severely declined, highly suppressed in terms of canopy and trunk development, and/or have such serious structural defects that they are expected to worsen regardless of tree care measures employed (i.e. beyond recovery). None appear suitable for retention.

Of **low suitability trees**, the following four should be **immediately removed**: **#94, 123, 126 and 145**. **Trees #94, 123 and 126** are dead. **Tree #145** has a massive split where four leaders originate, and is at severe risk of breaking at any time (presents an immediate, hazardous risk to persons and vehicles below).

4.0 REVIEW OF POTENTIAL IMPACTS

4.1 Proposed Removals

The following **114 trees** are identified for removal to accommodate the proposed project design and/or low suitability for preservation: **#1, 2, 4, 6, 7, 9, 11-13, 17-19, 27, 34, 37, 38, 40, 43, 53 and 56-150**.

The above list considers the following:

- All redwood trees along the western boundary for construction of the proposed path (the vast majority are in poor condition).
- All trees at the southwest section of the site to accommodate the proposed path, driveway, and grading.
- All trees within the existing parking lot to allow building construction.
- All trees within the planter strip along Perimeter Road for site improvements.
- Select redwoods along the north boundary due to being in poor condition.
- Trees at the northwest corner of the property for the bioretention planter.

Of the 114 trees, three are assigned a high suitability, 27 a moderate suitability, and 84 a low suitability; none are suitable for relocation. The high suitability trees include #89, 95 and 97, all sizeable coast redwoods with trunk diameters of 30, 22 and 24 inches, respectively, but appear in only fair health condition; their removal appears necessitated by the proposed path, driveway, and associated grading at the southwest corner of the site.

Sheet A-0.2 provides information regarding the proposed tree disposition. Several observations and recommendations for updating that plan are as follows:

- The elevations shown for trees differs from those provided on the civil drawings. As such, the plan needs to be **substituted** with the Sandis topo for a base map, assuming the Sandis topo reflects the correct elevation and site information.
- **Trees #57, 58 and 59** need to reflect **removal** due to being within the proposed bioretention planter and immediately adjacent to the storm drain.
- Omit the additional **#102** discussed in Section 2.0 of this report (page 3).

4.2 Potential Significant Impacts

Of the **36 trees** planned for **retention**, implementation of the proposed design would subject a number to a high or severe level of impacts. Discussion and recommendations for design modification to achieve adequate protection are provided in this section.

Redwood trees **#14, 15, 16, 20 and 21** will sustain potentially severe root loss during excavation for the new section of parking lot at the northeast section of the property. To achieve protection, the **section of existing planter** within at least **12 feet from their trunks** should remain intact and be regarded as their **Tree Protection Zone** ("**TPZ**" hereinafter).

The proposed **relocation** of the **cellular equipment enclosure** will result in excavation within a significant section of tree #10's root zone, and the process may expose root damage or loss to #14-16, 20 and 21. I recommend a plan for relocating this feature is provided to best assess impacts.

For trees retained along the northern border, excavation for the proposed **storm drain and inlets** would expose the redwood to the potential loss and/or damage to large roots within the parking lot. To reduce the risk of damage or impacts, I recommend the main line is established at least **ten feet** from the trunks. The inlets can be placed at the edge of proposed lot, however, must be strategically located away from retained trees (i.e. in voids containing trees that are either small or proposed for removal), and the lines connecting the inlets to the storm in a radial direction to tree trunks. A possible alternative is for the line to be directionally-bored by 36 inches or more below grade, and the access pits established beyond the canopy of a retained tree.

The proposed **nine light poles** along the north boundary show footings within the existing planter and immediately adjacent to the following 12 trees: **#16, 21, 26, 30, 31, 35, 36, 41, 44, 45, 49 and 54**. To avoid potentially significant impacts, I recommend the light poles are situated or designed so that no drilling or excavation is needed within the planter (a

possible alternative is to place them within the finger islands). The electrical layout should also be configured as described above for the storm drains.

Another potential impact for trees along the north boundary involves the footing design and installation method of the **proposed wall/curb**. It is critical that the future curb and gutter do not require lateral excavation into the existing planter (i.e. any soil and roots behind existing back of curb), including for overexcavation to construct, form and pour the wall/curb, footing and gutter. Additionally, the wall/curb and gutter should not require **excavation** into **existing base** material, or have the flexibility for as-built changes, should roots of two inches and greater in diameter be encountered. Additionally, **existing base material** should be **utilized** for the new lot where roots of this size become encountered.

The **electrical layout** for lighting or purposes becomes a critical component to avoid trenching within protection zones, and subsequently, can result in severe root loss. To avoid this from occurring, I recommend the layout is established, reviewed and approved prior to building permit issuance, and the routes established beyond tree protection zones.

The **path** proposed along the **north side** of the northern shared fence line appears to present no significant impacts to adjacent redwoods, provided excavation is not needed for its construction (i.e. a no-dig design, including for base materials, forms and edging), and direct compaction of existing soil grade can be avoided grade. A material that may achieve these specifications is Tensar® Biaxial **Geogrid** (*www.tensarcorp.com*).

Note that for any trees redwoods being considered for retention, it is critical to begin immediately supplying them with **supplemental water**. Their current, overall poor and dying condition can be attributed to an absence of water.

5.0 GUIDELINES FOR TREE REPLACEMENTS

Applying Section 14.18.185, Table A, of the City Code, one of the following options would be applied for mitigating removal of the 114 trees:

- Installing **187 trees** of 24-inch box size.
- Installing **109 trees** of 24-inch box size plus **39** of 36-inch box size.
- Installing **109 trees** of 24-inch box size, and for the **additional 78 trees** of 24-inch box size, any **combination** of one 36-inch box for every two 24-inch boxes.

Based on the table presented on L-3, a total of **95 trees** of 24-inch box size are proposed for installation, a difference of 92 trees of 24-inch box trees to meet Code Section 14.18.185 for mitigation replacements.

My review of the landscape plans reveals several opportunities to **enhance replacement mitigation**, namely the following:

- As many trees as necessary along the front of the building could be upsized to 36-inch boxes.
- Trees could be installed within the bioretention planter, such as Marina madrone, Fernleaf Fullmoon maple, or Elegant Brisbane box.
- Trees could be installed within the barren area at the southwest corner of the property.
- Once Sheet L-3 is coordinated with all removals shown on A-0.2, such as along the north property edge, additional space and opportunity will be created for installing new trees.

Regarding the **species** proposed for replacements, I recommend the following:

- For the London planes, substituting 'Bloodgood' with the 'Columbia.'
- Substituting Shamel ash with one of the following: Shumard red oak or Autumn purple white ash. The Shumard is preferred, but due to the multi-leader, competing structure, it is important to select ones with a dominant central leader.
- Consider additional species, such as mentioned for the bioretention planter, and possibly a valley oak or cork oak in a larger planter area.

Regarding redwoods to be installed along the **west boundary**, the existing coast redwoods are roughly spaced, on average, nine to ten feet apart. I suggest **12 feet** between each tree would provide appropriate spacing for this site.

For redwoods to be installed along the **north boundary**, there are some instances where redwoods are proposed for removal due to being under highly suppressed and crowded-growing conditions, and installing a new redwood would be futile due to inadequate space, sunlight, and the established dominance of adjacent redwoods with broad canopies. There are other instances where trees are proposed for removal due to being in poor condition, but there appears sufficient sunlight and spacing for new redwoods, if not one to each removed tree, then one between where two are removed. Suggestions and considerations for the locations and amounts of replacements are as follows:

- The area occupied by #9, 27, 34, 40, 43 and 56 should not be replaced.
- Replacements for #1, 2, 4, 11, 12, 13, 53 and 60-63 should be installed within the same trunk areas as of the removed trees.
- One tree is suggested between #17 and 18, and another between #37 and 38.
- The spacing distance between new and existing would vary along the north boundary to accommodate the above recommendations and consider existing conditions, such as the dominance of existing redwoods crowding out available planting space and sunlight.
- For new redwoods installed, I do not anticipate those planted in close proximity of established ones will sustain sufficient growing space and sunlight to reach a similar height. Those setback some from established ones do present a reasonably good opportunity though, and estimate that under favorable growing conditions, 15 to 20 years may allow them to reach a similar height.

Based on the amount of new trees to be installed, they should be **selected and tagged at the nursery** by an ISA (International Society of Arboriculture) certified arborist and/or the landscape architect prior to being shipped to the site. They should have relatively symmetrical structures mostly free of obvious defects, wounds and girdling roots.

Additionally, the arborist and/or landscape architect should be retained to examine and root prune, as needed, once the boxes are removed and before being installed.

All new trees should be **installed**, including necessary irrigation, by an experienced state-licensed **landscape contractor** or a **professional tree service company**, and performed to professional industry standards. Only if necessary to stand upright, they should be double-staked (no cross-brace) with rubber tree ties or equivalent, and the support stakes cut below the first main lateral branch. Percolation tests should also be performed for each planting pit to ensure drainage is achieved.

All **irrigation** should be supplied through valves and automatic timers separate from that of shrubs, plants and groundcover, and supplied by two bubblers placed and staked on the surface of the root ball (versus against the trunk or in a sleeve) at around the one-half or three-quarters of the distance between the trunk and rootball edges. Additionally, an eight-inch tall circular berm formed by soil should be formed around the perimeter of the rootball (for water from the bubblers to flood). A two- to three-inch layer of wood-chip mulch should be spread on top and 12 inches beyond the root ball (but not piled against the trunks).

6.0 GENERAL PROTECTION MEASURES

Recommendations presented within this section serve as general design guidelines to help mitigate or avoid impacts to trees being retained. They are subject to revision upon reviewing the updated project design, and I should be consulted in the event any cannot be feasibly implemented. Please note that all referenced **distances from trunks** are intended to be from the closest edge (face of) of their outermost perimeter at soil grade.

6.1 Design Guidelines

1. All **recommendations** presented in **Section 4.0** of this report should be considered part of this section.

2. A **TPZ** is where all trenching, soil scraping, compaction, grading (cut and fill), removal of underground utilities and vaults, finish-grading, overexcavation, subexcavation, swales, bioswales, storm drains, equipment cleaning, stockpiling and dumping of materials, and equipment/vehicle operation shall be avoided. For general design purposes, the minimum **TPZs** of select trees that may potentially be retained are provided in **Section 4.0** of this report. For all other inventoried trees not mentioned in Section 4.0 but being retained, I recommend their TPZs are up to 12 inches from proposed improvements, and beneath their entire canopies in all other directions. Where an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis to determine appropriate mitigation measures.

3. The **tree numbers** of all retained trees should be added to the civil and landscape plans to allow for efficient design review for both the City and contractors.

4. **Sheet C-3.0** should show the **limits of grading**.

5. All **existing, unused lines, pipes and manholes** within a TPZ should be **abandoned** and cut off at existing soil grade (rather than being dug up and causing subsequent root damage); this provision should be specified on A-0.2.

6. **Overexcavation** for constructing any curb, gutter, walk, foundation etc. within a TPZ should be reduced to the maximum extent possible, such as six inches.

7. **Shoring** should be specified for the north side of the proposed underground garage.

8. The permanent and temporary **drainage design**, including downspouts, should not require water being discharged within TPZs. Also, any **swales** needed for drainage within a TPZ should require no more than a three-inch soil cut and fill, and roots two inches and greater in diameter retained and not damaged.

9. **Any underground utilities and services** (e.g. electrical) should be routed **beyond TPZs**. Where this is not feasible, the section of line(s) within the TPZ should be directionally-bored by at least four feet below existing grade, or installed by other means (e.g. pipe-bursting) to avoid an open trench. The ground above any tunnel must remain undisturbed, and access pits and any above-ground infrastructure (e.g. splice boxes, meters and vaults) established beyond all TPZs.

10. The future **staging area** and **route(s) of access** should be shown on the final site plan and avoided on unpaved areas beneath or near canopies. Where not feasible, I should be consulted to review the location and proximity to particular trees, and strive to identify a temporary root zone buffer that could potentially minimize soil compaction within a TPZ, and in turn, lessen impacts to a tree's vigor and longevity.

11. To restrict spoils and runoff from traveling into root zones, the future **erosion control design** should establish any silt fence and/or straw rolls away from a tree's trunk (not against it), and as close to the canopy edge as possible. Additionally, where within a TPZ, the material should require none or a maximum vertical soil cut of two inches for its embedment.

12. The **landscape design** should conform to the following additional guidelines:
    a. **Large growing trees**, such as those that can exceed the height of retained trees, should be installed beyond TPZs, and at least 10 to 15 feet from a future foundation, wall and hardscape.

b. **Plant material** installed beneath canopies of oaks must be drought-tolerant, limited in amount, and planted at least five or more feet from their trunks. Plant material installed beneath the canopies of all other trees should be at least 36 inches from their trunks.
c. **Irrigation and lighting features** (e.g. main line, lateral lines, valve boxes, wiring and controllers) should be established so that no trenching occurs within a TPZ. In the event this is not feasible, they may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it).
d. **Ground cover** beneath canopies should be comprised of a three- to four-inch layer of coarse wood chips or other high-quality mulch (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided). Mulch should not be placed against the trees' trunks.
e. **Tilling, ripping and compaction** within TPZs should be avoided.
f. Bender board or other **edging material** proposed beneath the canopies should be established on top of existing soil grade (such as by using vertical stakes).
g. Providing **ongoing supplemental water** during the dry months of the year following the project would benefit the longevity of redwoods and, possibly applied through bubblers strategically located throughout the root zones. Additional discussion can be provided upon request.
h. Ensure **no recycled water** is supplied to the redwoods.

6.2 Before Demolition, Grading and Construction

13. A **site meeting** with the general contractor and me ("**project arborist**" hereinafter) should be conducted several weeks prior to work commencing for the purpose of reviewing **tree fencing locations** and other **measures** presented in this report. **Additional site visits** include reviewing root pruning and tree impacts during construction, and providing a final assessment of project impacts (for scheduling purposes, I request a minimum five business-day notice for these subsequent visits).

14. **Tree protective fencing** is needed prior to any grading, trenching or excavation for the purpose of restricting access into and enclosing the **entire TPZs**. Its location can be identified during the initial site meeting, and should remain intact and be

maintained throughout construction. One approach is to utilize five-foot tall chain link panels mounted on steel posts or concrete blocks, and the panels firmly established to avoid easily being shifted or opened. Another includes mounting five- to six-foot tall chain link on two-inch diameter steel posts that are driven into the ground 24 inches deep.

15. The **limits of sidewalk, streetscape and grading** should be **staked** prior to any digging occurring.

16. **Wood chips** may need to be spread on exposed ground beneath the canopies of select trees. They should be **coarse** (e.g. ¼- to ¾-inch in size), and spread to a four- to five-inch layer beyond improvements, not piled against a trunk, and remain throughout construction.

6.3 During Demolition, Grading and Construction

17. **Great care** must be taken during demolition of all existing features, to including the existing structures, curbs, gutter, etc. to avoid excavating into the ground and disturbing roots.

18. Any approved **digging or trenching** within a **TPZ** should be **manually performed** without heavy equipment or tractors, including small ones, operating within a TPZ.

19. Any **roots encountered** during the process with diameters **less than two inches** in diameter can be cleanly severed at a 90-degree angle to the direction of root growth. In doing so, sharp cutting tools (e.g. loppers or handsaw) shall be used, and the cut should occur against the tree side of the trench. Roots considered for removal with diameters of **two inches and greater** must first be reviewed by the project arborist.

20. **Spoils** created during digging must not be piled or spread within a TPZ. If necessary, they can be temporarily piled on plywood or a tarp.

21. **Tree trunks** shall not be used as winch supports for moving or lifting heavy loads.

22. **Supplemental water** is essential to promote, and in many instances improve, the vigor and longevity of trees being retained, as well as help offset impacts. The methodology, amount and frequency can be discussed prior to construction.

23. The **disposal** of harmful products (such as cement, paint, chemicals, oil and gasoline) is prohibited beneath canopies or anywhere on site that allows drainage beneath or near TPZs. **Herbicides** should not be used with a TPZ; where used on site, they should be labeled for safe use near trees.

24. Any **tree pruning** should be performed by a California state-licensed tree service company (D-49 classification) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by in accordance with ANSI A300-2001 (Pruning) and ANSI Z133.1-2006 (Safety Operations) standards.

7.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein reflects my observations and measurements obtained from the project site on May 12 and 15, 2014.
- My observations were performed visually without probing, coring, dissecting or excavating. I cannot, in any way, assume responsibility for any defects that could only have been discovered by performing the mentioned services in the specific area(s) where a defect was located.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- The numbers shown on the site map in Exhibit B are intended to only roughly approximate a tree's location and should not be considered as surveyed trunk locations.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

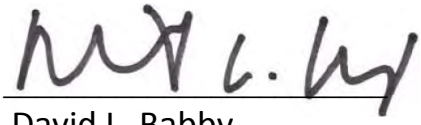
Prepared By:  Date: July 24, 2014

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EXHIBIT A:

TREE INVENTORY TABLE

(20 sheets)

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
1	coast redwood (*Sequoia sempervirens*)	13	30%	50%	Poor	Low	X
Comments: Near bottom of hill. Dead branches. Water may improve health.							
2	coast redwood (*Sequoia sempervirens*)	17	30%	40%	Poor	Low	X
Comments: Topped, a condition that adversely impacts long-term structural integrity. At bottom of hill.							
3	Shamel ash (*Fraxinus uhdei*)	27	60%	40%	Fair	Moderate	
Comments: Multiple leader structure. Lower trunk is covered by ivy. At top of hill.							
4	coast redwood (*Sequoia sempervirens*)	20	30%	40%	Poor	Low	X
Comments: Near top of hill. Topped. Very stressed canopy and recovery is highly questionable.							
5	coast redwood (*Sequoia sempervirens*)	16	40%	50%	Poor	Moderate	
Comments: Roots have contributed to large mounds in adjacent asphalt lot. Trunk has outgrown small planter. Adjacent curb is cracked.							
6	coast redwood (*Sequoia sempervirens*)	20	20%	30%	Poor	Low	X
Comments: Nearly dead and beyond recovery.							
7	coast redwood (*Sequoia sempervirens*)	23	20%	30%	Poor	Low	X
Comments: Nearly dead and beyond recovery. Adjacent curb is raised, and roots have formed mounds in parking lot.							
8	coast redwood (*Sequoia sempervirens*)	20	50%	40%	Poor	Moderate	
Comments: Topped. Sparse canopy, and improvement only possible with regular watering.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
9	coast redwood (*Sequoia sempervirens*)	14	30%	60%	Poor	Low	X
Comments: Declining canopy with highly questionable recovery.							
10	coast redwood (*Sequoia sempervirens*)	25	40%	70%	Poor	Moderate	
Comments: Topped and very sparse canopy. Recovery possible, but only with regular watering.							
11	coast redwood (*Sequoia sempervirens*)	22	30%	40%	Poor	Low	X
Comments: Adjacent to tall sign. Topped. Very sparse canopy with highly questionable recovery.							
12	coast redwood (*Sequoia sempervirens*)	19	30%	40%	Poor	Low	X
Comments: Adjacent to tall sign. Topped. Very sparse canopy with highly questionable recovery.							
13	coast redwood (*Sequoia sempervirens*)	21	30%	50%	Poor	Low	X
Comments: Lower trunk sweeps (i.e. curves) then grows vertical. Very sparse canopy with highly questionable recovery.							
14	coast redwood (*Sequoia sempervirens*)	24	80%	70%	Good	High	
Comments: Relatively healthy tree with good structure.							
15	coast redwood (*Sequoia sempervirens*)	24	40%	40%	Poor	Moderate	
Comments: Topped. A large buttress roots grows around an existing beam. Declining health, and recovery may be possible with regular watering.							
16	coast redwood (*Sequoia sempervirens*)	24	40%	40%	Poor	Moderate	
Comments: Topped. Declining health, and recovery may be possible with regular watering.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
17	coast redwood (*Sequoia sempervirens*)	13	40%	40%	Poor	Low	X
Comments: Suppressed and crowded-growing conditions.							
18	coast redwood (*Sequoia sempervirens*)	8	40%	30%	Poor	Low	X
Comments: Suppressed growth adjacent to #19.							
19	coast redwood (*Sequoia sempervirens*)	13	40%	40%	Poor	Low	X
Comments: Suppressed growth adjacent to #18.							
20	coast redwood (*Sequoia sempervirens*)	28	70%	80%	Good	High	
Comments: Relatively healthy tree with a stable structure.							
21	coast redwood (*Sequoia sempervirens*)	21	60%	60%	Fair	Moderate	
Comments: Nearly the entire trunk sweeps (i.e. grows with curves).							
22	coast redwood (*Sequoia sempervirens*)	25	70%	50%	Fair	Moderate	
Comments: Relatively healthy tree with decent structure.							
23	coast redwood (*Sequoia sempervirens*)	15	80%	40%	Fair	Moderate	
Comments: Crowded-growing conditions. Appears healthy.							
24	coast redwood (*Sequoia sempervirens*)	23	40%	70%	Poor	Moderate	
Comments: Declined canopy, and recovery only possible through regular watering.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
25	coast redwood (*Sequoia sempervirens*)	22	40%	70%	Poor	Moderate	
Comments: Declined canopy, and recovery only possible through regular watering.							
26	coast redwood (*Sequoia sempervirens*)	32	40%	70%	Poor	Moderate	
Comments: Declined canopy - needs regular water for recovery. Excessive branch weight.							
27	coast redwood (*Sequoia sempervirens*)	14	40%	50%	Poor	Moderate	X
Comments: Crowded-growing conditions adjacent to #26. Declined canopy - needs water for recovery.							
28	coast redwood (*Sequoia sempervirens*)	20	50%	50%	Fair	Moderate	
Comments: Crowded-growing conditions adjacent to #29. Needs regular water for health improvement.							
29	coast redwood (*Sequoia sempervirens*)	24	60%	80%	Fair	High	
Comments: Fairly healthy tree with a stable structure.							
30	coast redwood (*Sequoia sempervirens*)	20	50%	50%	Fair	Moderate	
Comments: Needs regular watering for health improvement.							
31	coast redwood (*Sequoia sempervirens*)	20	40%	70%	Fair	Moderate	
Comments: Declined canopy - needs regular watering for health improvement.							
32	coast redwood (*Sequoia sempervirens*)	18	60%	70%	Fair	High	
Comments: Fairly healthy tree with a stable structure.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
33	coast redwood (*Sequoia sempervirens*)	24	80%	70%	Good	High	
Comments: Relatively healthy tree with a stable structure.							
34	coast redwood (*Sequoia sempervirens*)	16	50%	40%	Poor	Low	X
Comments: Suppressed, crowded-growing conditions.							
35	coast redwood (*Sequoia sempervirens*)	17	50%	50%	Fair	Moderate	
Comments: Crowded-growing conditions. Regular watering is needed to improve health.							
36	coast redwood (*Sequoia sempervirens*)	32	50%	70%	Fair	Moderate	
Comments: Sparse canopy. Excessive branch weight. Regular watering is needed to improve health.							
37	coast redwood (*Sequoia sempervirens*)	13	50%	40%	Poor	Low	X
Comments: Suppressed, crowded-growing conditions.							
38	coast redwood (*Sequoia sempervirens*)	12	60%	30%	Poor	Low	X
Comments: Suppressed, crowded-growing conditions.							
39	coast redwood (*Sequoia sempervirens*)	22	50%	30%	Poor	Moderate	
Comments: Topped. Excessive branch weight needs addressing through pruning. Regular watering needed to improve health.							
40	coast redwood (*Sequoia sempervirens*)	12	50%	40%	Poor	Low	X
Comments: Topped. Crowded-growing conditions between adjacent, dominant trees.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
41	coast redwood (*Sequoia sempervirens*)	32	60%	30%	Poor	Moderate	
Comments: Topped. Regular watering needs for improving health.							
42	coast redwood (*Sequoia sempervirens*)	24	40%	70%	Fair	Moderate	
Comments: Declined canopy - needs regular watering for health improvement.							
43	coast redwood (*Sequoia sempervirens*)	10	50%	30%	Poor	Low	X
Comments: Suppressed, crowded-growing conditions.							
44	coast redwood (*Sequoia sempervirens*)	26	60%	80%	Fair	High	
Comments: Relatively healthy tree with a stable structure.							
45	coast redwood (*Sequoia sempervirens*)	22	50%	50%	Fair	Moderate	
Comments: Crowded-growing conditions has resulted in a narrow canopy.							
46	coast redwood (*Sequoia sempervirens*)	24	70%	40%	Fair	Moderate	
Comments: Topped.							
47	coast redwood (*Sequoia sempervirens*)	24	40%	50%	Poor	Moderate	
Comments:							
48	coast redwood (*Sequoia sempervirens*)	26	60%	50%	Fair	Moderate	
Comments:							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
49	coast redwood (*Sequoia sempervirens*)	32	60%	40%	Fair	Moderate	
	Comments: Topped.						
50	coast redwood (*Sequoia sempervirens*)	20	50%	60%	Fair	Moderate	
	Comments: Needs regular watering for health improvement.						
51	coast redwood (*Sequoia sempervirens*)	20	40%	40%	Poor	Moderate	
	Comments: Declined health and poor structure.						
52	coast redwood (*Sequoia sempervirens*)	24	40%	50%	Poor	Moderate	
	Comments: Declined health - needs regular watering for health improvement. Has a crook about midway up trunk.						
53	coast redwood (*Sequoia sempervirens*)	20	30%	60%	Poor	Low	X
	Comments: Very sparse canopy with a highly questionable recovery.						
54	coast redwood (*Sequoia sempervirens*)	26	40%	50%	Poor	Moderate	
	Comments: Trunk bifurcates into codominant leaders about midway up trunk. Needs regular water if health improvement is expected.						
55	coast redwood (*Sequoia sempervirens*)	24	50%	60%	Fair	Moderate	
	Comments: Top curves. Regular watering is needed to improve health.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
56	coast redwood (*Sequoia sempervirens*)	15	50%	40%	Poor	Low	X
Comments: Suppressed, crowded-growing conditions.							
57	coast redwood (*Sequoia sempervirens*)	23	60%	70%	Fair	Moderate	X
Comments:							
58	coast redwood (*Sequoia sempervirens*)	30	60%	50%	Fair	Moderate	X
Comments: Crowded-growing conditions. Excessive branch weight.							
59	coast redwood (*Sequoia sempervirens*)	22	50%	60%	Fair	Moderate	X
Comments: Regular watering is needed to improve health.							
60	coast redwood (*Sequoia sempervirens*)	18	30%	60%	Poor	Low	X
Comments: Very sparse canopy, and recovery is highly questionable.							
61	coast redwood (*Sequoia sempervirens*)	30	60%	40%	Fair	Moderate	X
Comments: Topped. Needs regular watering for health improvement.							
62	coast redwood (*Sequoia sempervirens*)	12	40%	40%	Poor	Low	X
Comments: Crowded-growing conditions contributes to poor trunk development.							
63	coast redwood (*Sequoia sempervirens*)	22	60%	40%	Fair	Moderate	X
Comments: Needs regular watering for health improvement.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
64	coast redwood (*Sequoia sempervirens*)	14	50%	50%	Fair	Moderate	X
Comments: Topped. Crowded-growing conditions. Regular watering is needed for health improvement.							
65	coast redwood (*Sequoia sempervirens*)	30	40%	60%	Fair	Moderate	X
Comments: Codominant tops. Declined canopy - needs regular watering for improvement.							
66	coast redwood (*Sequoia sempervirens*)	24	20%	40%	Poor	Low	X
Comments: Extremely poor health and beyond recovery.							
67	coast redwood (*Sequoia sempervirens*)	8	40%	20%	Poor	Low	X
Comments: Declined and highly suppressed canopy.							
68	coast redwood (*Sequoia sempervirens*)	26	20%	50%	Poor	Low	X
Comments: Extremely poor health and beyond recovery.							
69	coast redwood (*Sequoia sempervirens*)	10	30%	40%	Poor	Low	X
Comments: Suppressed, crowded-growing conditions. Very sparse canopy.							
70	coast redwood (*Sequoia sempervirens*)	13	30%	50%	Poor	Low	X
Comments: Very sparse canopy. Recovery highly questionable.							
71	coast redwood (*Sequoia sempervirens*)	18	30%	40%	Poor	Low	X
Comments: Crowded-growing conditions. Very sparse canopy and recovery is highly questionable.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
72	coast redwood (*Sequoia sempervirens*)	26	30%	50%	Poor	Low	X
Comments: Topped. Very sparse canopy and recovery is highly questionable.							
73	coast redwood (*Sequoia sempervirens*)	26	30%	50%	Poor	Low	X
Comments: Very sparse canopy and recovery highly questionable.							
74	coast redwood (*Sequoia sempervirens*)	10	20%	30%	Poor	Low	X
Comments: Has a dead top. Crowded-growing conditions. Extremely sparse and beyond recovery.							
75	coast redwood (*Sequoia sempervirens*)	36	40%	80%	Fair	Moderate	X
Comments: Adjacent curb is buckled and raised. Declined canopy - needs regular watering if to recover.							
76	coast redwood (*Sequoia sempervirens*)	13	30%	40%	Poor	Low	X
Comments: Suppressed growth and a very sparse canopy. Recovery high questionable.							
77	coast redwood (*Sequoia sempervirens*)	24	30%	60%	Poor	Low	X
Comments: Very sparse canopy and recovery highly questionable.							
78	coast redwood (*Sequoia sempervirens*)	22	20%	40%	Poor	Low	X
Comments: Extremely sparse canopy and beyond recovery.							
79	coast redwood (*Sequoia sempervirens*)	12	20%	40%	Poor	Low	X
Comments: Extremely sparse canopy and beyond recovery. Crooked top. Crowded-growing conditions.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
80	coast redwood (*Sequoia sempervirens*)	24	20%	50%	Poor	Low	X
Comments: Extremely sparse canopy and beyond recovery.							
81	coast redwood (*Sequoia sempervirens*)	4	30%	50%	Poor	Low	X
Comments: Crowded-growing conditions. Very sparse canopy and recovery highly questionable.							
82	coast redwood (*Sequoia sempervirens*)	12	40%	70%	Fair	Moderate	X
Comments: Declined canopy and requires regular watering if recovery is expected.							
83	coast redwood (*Sequoia sempervirens*)	30	30%	40%	Poor	Low	X
Comments: Very sparse canopy and recovery is highly questionable. Topped.							
84	coast redwood (*Sequoia sempervirens*)	22	30%	50%	Poor	Low	X
Comments: Very sparse canopy and recovery is highly questionable.							
85	coast redwood (*Sequoia sempervirens*)	17	30%	60%	Poor	Low	X
Comments: Adjacent curb is buckled. Very sparse canopy and recovery is highly questionable.							
86	coast redwood (*Sequoia sempervirens*)	26	30%	60%	Poor	Low	X
Comments: Adjacent curb is buckled. Very sparse canopy and recovery is highly questionable.							
87	coast redwood (*Sequoia sempervirens*)	20	50%	60%	Fair	Moderate	X
Comments: Trunk curves. Regular watering is needed if improvement to health is expected.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
88	coast redwood (*Sequoia sempervirens*)	14	40%	40%	Poor	Low	X
	Comments: Crowded-growing conditions.						
89	coast redwood (*Sequoia sempervirens*)	30	60%	70%	Fair	High	X
	Comments: Needs regular watering to improve health.						
90	cork oak (*Quercus suber*)	13	30%	30%	Poor	Low	X
	Comments: Structure formed by three codominant leaders. Canopy is one-sided and extremely sparse. Recovery is unlikely.						
91	coast live oak (*Quercus agrifolia*)	15	80%	40%	Fair	Moderate	X
	Comments: Asymmetrical, nearly one-sided canopy (making poor structural form). Reasonably healthy.						
92	coast live oak (*Quercus agrifolia*)	14	90%	40%	Fair	Moderate	X
	Comments: Formed by codominant leaders at 10' high. Asymmetrical, one-sided canopy. Encroaches on large light pole. Lower trunk has a large wound. Healthy canopy.						
93	coast redwood (*Sequoia sempervirens*)	11	40%	40%	Poor	Moderate	X
	Comments: Suppressed growth due to crowded-growing conditions.						
94	coast redwood (*Sequoia sempervirens*)	13	0%	0%	Dead	Low	X
	Comments: Tree is dead and should be **removed immediately**.						
95	coast redwood (*Sequoia sempervirens*)	22	50%	80%	Fair	High	X
	Comments: Needs water if expected to improve in health.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
96	Shamel ash (*Fraxinus uhdei*)	24	50%	30%	Poor	Low	X
Comments: Weak structure. On road side of fence, near sidewalk. Street tree.							
97	coast redwood (*Sequoia sempervirens*)	24	50%	70%	Fair	High	X
Comments: Needs regular watering to improve health.							
98	coast redwood (*Sequoia sempervirens*)	11	60%	60%	Fair	Moderate	X
Comments: Crowded-growing conditions. Needs regular watering to improve health.							
99	coast redwood (*Sequoia sempervirens*)	8	60%	50%	Fair	Moderate	X
Comments: Crowded-growing conditions. Needs regular watering to improve health.							
100	coast redwood (*Sequoia sempervirens*)	21	40%	70%	Fair	Moderate	X
Comments: Sparse canopy - needs water if expected to improve in health.							
101	coast redwood (*Sequoia sempervirens*)	14	50%	80%	Fair	Moderate	X
Comments: Needs water if expected to improve in health.							
102	coast redwood (*Sequoia sempervirens*)	20	40%	70%	Fair	Moderate	X
Comments: Sparse canopy - needs water if expected to improve in health.							
103	honey locust (*Gleditsia triacanthos*)	13	30%	40%	Poor	Low	X
Comments: Structure comprised of codominant leaders.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
104	Shamel ash (*Fraxinus uhdei*)	17	30%	50%	Poor	Low	X
Comments: Extremely sparse canopy and buried root collar. Recovery unlikely.							
105	Shamel ash (*Fraxinus uhdei*)	11	60%	40%	Fair	Low	X
Comments: Poor form.							
106	Shamel ash (*Fraxinus uhdei*)	13	40%	40%	Poor	Low	X
Comments: Has substantial deadwood in lower canopy.							
107	coast redwood (*Sequoia sempervirens*)	22	40%	70%	Fair	Moderate	X
Comments: Sparse canopy - needs water if expected to improve in health.							
108	Shamel ash (*Fraxinus uhdei*)	23	40%	40%	Poor	Low	X
Comments: Has a large girdling root. Canopy is sparse and formed by multiple leaders.							
109	evergreen pear (*Pyrus kawakamii*)	9	40%	50%	Poor	Low	X
Comments:							
110	evergreen pear (*Pyrus kawakamii*)	8	70%	40%	Fair	Low	X
Comments: Large limbs cut from lower trunk. Poor structure.							
111	Shamel ash (*Fraxinus uhdei*)	18	40%	50%	Poor	Low	X
Comments: Formed by multiple leaders at 12 feet high. Has a large girdling root.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
112	Shamel ash (*Fraxinus uhdei*)	19	40%	50%	Poor	Low	X
Comments: Codominants originate at eight feet high.							
113	Shamel ash (*Fraxinus uhdei*)	10	40%	30%	Poor	Low	X
Comments: Very weak structure. Large limb previously cut. Canopy is highly asymmetrical and has poor form.							
114	Shamel ash (*Fraxinus uhdei*)	14	50%	30%	Poor	Low	X
Comments: Severely pruned in past.							
115	Shamel ash (*Fraxinus uhdei*)	6	30%	30%	Poor	Low	X
Comments: Suppressed and very sparse canopy. Extensive deadwood. Buried root collar.							
116	Shamel ash (*Fraxinus uhdei*)	13	30%	40%	Poor	Low	X
Comments: Very sparse canopy.							
117	Shamel ash (*Fraxinus uhdei*)	5	20%	20%	Poor	Low	X
Comments: Mostly dead and well-beyond recovery.							
118	Shamel ash (*Fraxinus uhdei*)	11	50%	50%	Fair	Moderate	X
Comments: Declined canopy.							
119	Shamel ash (*Fraxinus uhdei*)	10	40%	60%	Fair	Moderate	X
Comments: Declined canopy.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
120	Shamel ash (*Fraxinus uhdei*)	8	40%	40%	Poor	Low	X
Comments: Declined canopy and poor form.							
121	Shamel ash (*Fraxinus uhdei*)	7	50%	40%	Poor	Low	X
Comments: Declined canopy and poor form.							
122	Shamel ash (*Fraxinus uhdei*)	13	20%	40%	Poor	Low	X
Comments: Extensive dieback and well-beyond recovery.							
123	Shamel ash (*Fraxinus uhdei*)	9	0%	0%	Dead	Low	X
Comments: Tree is dead and should be **immediately removed**.							
124	Shamel ash (*Fraxinus uhdei*)	19	80%	60%	Good	Moderate	X
Comments: Curb along downhill side is raised, and roots have formed mounds in adjacent asphalt walk.							
125	Shamel ash (*Fraxinus uhdei*)	16	50%	60%	Fair	Moderate	X
Comments: Curb downhill is broken. Declined canopy.							
126	Shamel ash (*Fraxinus uhdei*)	7	0%	0%	Dead	Low	X
Comments: Tree is dead and should be **immediately removed**.							
127	pin oak (*Quercus palustris*)	10	50%	40%	Poor	Low	X
Comments: Has a large wound along major limb, as well as a small girdling root. Canopy is sparse and broad.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
128	pin oak (*Quercus palustris*)	11	40%	20%	Poor	Low	X
	Comments: Large deadwood and very sparse canopy. Form is very poor. There is a large decaying wound along most of trunk, as well as extensive decay at trunk's base.						
129	Monterey pine (*Pinus radiata*)	15	40%	50%	Poor	Low	X
	Comments: Has red turpentine beetle. Trunk has outgrown planter, and the adjacent curb has buckled at multiple locations. Formed by codominant tops. Sparse canopy and beyond recovery.						
130	Monterey pine (*Pinus radiata*)	32	50%	20%	Poor	Low	X
	Comments: Base of trunk is above adjacent lot. Trunk has outgrown planter. Excessive limb weight. Structure is formed by five leaders that form weak attachments. Adjacent curb has buckled along both sides of planter.						
131	honey locust (*Gleditsia triacanthos*)	10	50%	50%	Fair	Moderate	X
	Comments: Declined canopy and formed by codominant tops.						
132	honey locust (*Gleditsia triacanthos*)	7	50%	50%	Fair	Moderate	X
	Comments: Has a small wound along trunk. Canopy is asymmetrical.						
133	honey locust (*Gleditsia triacanthos*)	8	50%	40%	Poor	Low	X
	Comments: Crowded-growing conditions has formed an asymmetrical, one-sided canopy.						
134	Monterey pine (*Pinus radiata*)	20	30%	50%	Poor	Low	X
	Comments: Has girdling roots. Trunk is outgrowing planter, and roots adjacent curb is raised. Canopy is very sparse and beyond recovery.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
135	Monterey pine (*Pinus radiata*)	23	50%	50%	Fair	Low	X
	Comments: Declined canopy, and recovery highly unlikely for this species. Trunk is outgrowing planter, and adjacent curb is damaged.						
136	evergreen pear (*Pyrus kawakamii*)	11	40%	40%	Poor	Low	X
	Comments: Multiple leaders and has been excessively pruned in past.						
137	evergreen pear (*Pyrus kawakamii*)	8	50%	40%	Poor	Low	X
	Comments: Excessively pruned in past. Canopy is asymmetrical due to crowded-growing conditions, and there may be a girdling root.						
138	evergreen pear (*Pyrus kawakamii*)	12	50%	40%	Poor	Low	X
	Comments: Has been excessively pruned. Canopy has a low-growing form.						
139	evergreen pear (*Pyrus kawakamii*)	7	60%	40%	Fair	Moderate	X
	Comments: Has a wound along trunk's base.						
140	Monterey pine (*Pinus radiata*)	16	40%	50%	Poor	Low	X
	Comments: Adjacent curb is damaged. Declined canopy and beyond recovery.						
141	Monterey pine (*Pinus radiata*)	19	50%	30%	Poor	Low	X
	Comments: Declined canopy and recovery is highly unlikely for this species. Adjacent curb is damaged. Infested by red turpentine beetle.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
142	honey locust (*Gleditsia triacanthos*)	9	30%	50%	Poor	Low	X
	Comments: Canopy is very sparse.						
143	cork oak (*Quercus suber*)	20	70%	40%	Fair	Moderate	X
	Comments: Structure consists of multiple leaders that form a broad canopy. Poor structure.						
144	cork oak (*Quercus suber*)	5	40%	40%	Poor	Low	X
	Comments: Sparse canopy. Multi-leader structure.						
145	coast live oak (*Quercus agrifolia*)	20	30%	20%	Poor	Low	X
	Comments: Has a very broad and extremely sparse canopy that is beyond recovery. Has excessive limb weight and a substantial level of deadwood. Should be **removed immediately** due to a large crack where four main leaders originate, and above that contains weak attachments. Tree is at severe risk of breaking.						
146	coast live oak (*Quercus agrifolia*)	17	40%	30%	Poor	Low	X
	Comments: Sparse canopy with excessive limb weight. Poor structure.						
147	honey locust (*Gleditsia triacanthos*)	10	30%	40%	Poor	Low	X
	Comments: Roots have formed mounds in lot and raised adjacent curb. Very sparse canopy.						
148	honey locust (*Gleditsia triacanthos*)	8	40%	50%	Poor	Low	X
	Comments: Adjacent curb has been damaged. Sparse canopy.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Proposed for Removal
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
149	honey locust (*Gleditsia triacanthos*)	9	40%	40%	Poor	Low	X
Comments: Adjacent curb has been damaged. Sparse canopy and poor structure.							
150	honey locust (*Gleditsia triacanthos*)	9	50%	60%	Fair	Low	X
Comments: Decline, as with adjacent locusts, can be expected.							

EXHIBIT B:

SITE MAP

(one sheet)

LEGEND

EXISTING TO REMAIN

EXISTING TO BE REMOVED

NOTE

1. REFER TO LANDSCAPE PLANS FOR TREE REPLACEMENT PLAN
2. EXISITNG TREES AND LANDSCAPE TO REMAIN SHALL BE PROTECTED IN PLACE

280 FREEWAY

280 FWY ON-RAMP

EXISTING ASPHALT PARKING LOT TO BE REMOVED

EXISTING CURBS & GUTTERS TO BE REMOVED

EXISTING SIDEWALK TO BE REMOVED

EXISTING SIDEWALK TO BE REMOVED

EXISTING STAIR TO BE REMOVED

EXISTING WALL TO BE REMOVED

EXISTING CELLULAR EQUIPMENT TO BE RELOCATED REFER TO SHEET A-1.0 SITE PLAN FOR NEW LOCATION

PERIMETER ROAD

S40°53'38"E (R)
R=97.00'
L=67.39'
Δ =39°48'24"

N09°15'08"E 239.57'

N15°06'39"E 76.67'

R=528'
L=20.74'
Δ =02°15'02"

N86°05'45"E 119.28'

N88°54'46"E 55.98'

S01°05'14"E 430.68'

S88°54'46"W 384.58'

S60°16'22"E 575.42'

HYATT house

HYATT HOUSE HOTEL AT VALLCO PARK

WOLFE ROAD & INTERSTATE 280
CUPERTINO, CALIFORNIA

DEMOLITION / TREE REMOVAL PLAN

SCALE: 1/16"=1'-0"

0 16' 32' 64'

DATE: 7/15/2014
JOB NO.: 1345P

GENE FONG ASSOCIATES
ARCHITECTURE · PLANNING · INTERIORS
1130 WESTWOOD BLVD. CA 90024
310·209·7520 310·209·7516 FAX

A-0.2

EXHIBIT C:

PHOTOGRAPHS

(11 sheets)

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redwood tops along west boundary


redwood tops along west boundary


redwood tops along west boundary


redwood tops along east boundary


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