ARBOR RESOURCES
professional consulting arborists and tree care

ARBORIST REPORT

WINCHESTER ASSISTED LIVING

15860 WINCHESTER BLVD
LOS GATOS, CALIFORNIA

Submitted to:

Swenson
777 North 1st Street, 5th Floor
San José, CA 95112

Prepared by:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist #WE-4001B

February 10, 2021

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
phone: 650.654.3351 ▪ cell: 650.274.3656 ▪ licensed contractor #796763

EXHIBIT 10

TABLE OF CONTENTS

EXHIBITS

1.0 INTRODUCTION

Swenson is planning to construct a three-story, assisted living facility at 15860 Winchester Blvd, Los Gatos. The site occupies the southeast corner of Shelburne Way and Winchester Blvd, and is comprised of three separate parcels with the addresses of 15860, 15880 and 15894 Winchester Blvd (each parcel contains single-family residences and accessory structures to be demolished). As part of their planning submittal, Swenson has retained me to prepare this *Arborist Report*, and specific tasks executed are as follows (to conform with 29.10.1000 and 29.10.1005 of the Town Code):

- Visit the site, performed on 1/14/21, 1/18/21 and 2/8/21, to identify and obtain photos of "protected trees"[1] located within and immediately adjacent to where development activities are planned (captures the entire project site).
- Determine each tree's trunk diameter at 54 inches above natural grade (rounded to the nearest inch). Trees with more than one diameter listed are formed by multiple trunks.
- Estimate each tree's height and average canopy spread (rounded to nearest fifth).
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Designate each tree's suitability for preservation (e.g. high, moderate or low).
- Utilize tree numbers assigned for a prior office building proposal from nearly 10 years ago. Tags with engraved, corresponding numbers were affixed onto any trees with missing or non-readable ones.
- Identify tree numbers, recommended fencing locations and anticipated removals on the site map in Exhibit B; base map is a copy of A-1.2, dated 11/4/20, by Swenson.
- Identify which are defined by Town Code as a "large protected tree."[2]
- Appraise the monetary values of protected trees planned for retention.
- Review the progress plan set by Swenson to ascertain potential impacts and removals (the set contains various dates from October 2020 to January 2021).
- Provide protection measures to help mitigate or avoid impacts to retained trees.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

[1] Section 29.10.0960 of the Town Code defines a protected tree as having a ≥4" diameter trunk at 54" above natural grade. Exempt from this provision are fruit- and nut-bearing trees with trunk diameters <18", as well as select tree types listed within Section 29.10.0970(2) and having trunk diameters <24" (pursuant to Section 29.10.0970 of the Code).

[2] Section 29.10.0955 of the Town Code defines a large protected tree as any *Quercus* sp., *Aesculus californica* or *Arbutus menziesii* with a diameter ≥24", or any other species with a diameter of ≥48" (measured at 54" above natural grade).

2.0 TREE COUNT AND COMPOSITION

Thirty-five (35) trees of seven various species were inventoried for this report. They are sequentially numbered as 1-5, 7-25, 27, 29, 34 and 38-45,[3] and the table below identifies their names, assigned numbers, counts and percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Coast live oak	1-3, 8, 9, 11-13, 16-18, 20-25, 27, 29, 34, 39, 41-45	26	74%
Goldenrain tree	38	1	3%
Holly oak	10	1	3%
Lemon bottlebrush	19	1	3%
London plane tree	5, 7, 14, 15	4	11%
N. California black walnut	4	1	3%
Valley oak	40	1	3%
	Total	**35**	**100%**

Specific information regarding each tree is presented within the inventory table in Exhibit A. The trees' locations and assigned numbers are identified on the site map in Exhibit B, and photographs are presented in Exhibit C.

As illustrated on the above table, the site is populated predominantly by native oaks, specifically coast live (with 74% of the total) and valley oak (an additional 3%).

[3] The gaps in sequential numbering are due to a select number of trees either being exempt from inclusion per the Town Code or having been removed; they include #6, 26, 28, 30-33 and 35-37.

Seven (7) trees are located within the public right-of-way and are regarded as street trees; they include #1-3, 5, 7, 14 and 15. Trees #1 thru 3 are large coast live oaks along Shelburne Way, and their trunks span the property boundary. The other four, namely #5, 7, 14 and 15, are relatively small London planes aligning Winchester Blvd, within the Town's planter strip between the street curb and sidewalk.

As previously mentioned, all 35 are defined as protected trees per Town Code. Of these, the following 10 are defined as large protected trees: #2, 3, 9, 12, 16, 18, 21, 24, 39 and 41 (see footnote 2, page 1, of this report).

Note that the trunk locations of trees #44 and 45 were added to the map in Exhibit B and represent only rough approximations (versus surveyed locations).

On the map in Exhibit B, I have denoted trees already removed, as well as those exempt from inclusion within the tree inventory.

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 its existing health; structural integrity; anticipated life span; remaining life expectancy; prognosis; location; size; particular species; tolerance to construction impacts; growing space; frequency of care needed; and safety to property and persons within striking distance. Descriptions these ratings are presented below; the high category is comprised of 9 trees (or 26%), the moderate category 24 (or 68%), and the low category 2 (or 6%).

High: Applies to #3, 9, 16-18, 24, 34, 39, 39 and 42.

These trees appear relatively healthy and structurally stable; have no apparent, significant health issues or structural defects; present a good potential for contributing long-term to the site; and seemingly require only periodic or regular care and monitoring to maintain their longevity and structural integrity. They are typically the most suitable for retaining and incorporating into the future landscape.

Moderate: Applies to #1, 2, 5, 78, 11-15, 19-23, 25, 27, 29, 38, 40, 41 and 43-45.

These trees contribute to the site, but at levels less than those assigned a high suitability; might have health and/or structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care is typically required for their remaining lifespan. They may be worth retaining if provided proper care, but not seemingly at significant expense or major design revisions.

Low: Applies to #4 and 10.

These trees have weak, multi-trunk structures comprised of stump sprouts, and there are no tree care measures to reasonably mitigate the risk (i.e. beyond likely recovery). As a general guideline, these trees should be removed regardless of future development, and any which are retained require frequent monitoring and care throughout their remaining lifespans to minimize risk to any persons or property within striking distance.

4.0 POTENTIAL TREE DISPOSITION

Implementing the proposed progress plan will result in the following tree disposition:

- **Remove** (26 in total): #4, 5, 7-21, 24, 25, 34, 38, 39 and 42-45.
- **Retain** (9 in total): #1-3, 22, 23, 27, 29, 40 and 41.

4.1 Proposed Removals

The table below, and continued on the next page, summarizes underlying reasons for removing the 26 trees (and on the map in Exhibit B, an "X" is placed across each trunk); reasons are solely based on my review of the architectural progress plan set, and additional impacts will likely be realized once civil plans are reviewed. Protection measures to help mitigate or avoid impacts to the 9 trees planned for retention are presented within Section 6.0 of this report.

TREE #	NAME	DIAM. (in.)	REASON(S) FOR REMOVAL
4	N. California black walnut	10, 8, 8, 7	Weak structure, site improvements
5	London plane tree	7	Site improvements
7	London plane tree	7	Site improvements
8	Coast live oak	10	Within building footprint
9	Coast live oak	30	Within building footprint
10	Holly oak	8, 7, 6	Weak structure, within building footprint
11	Coast live oak	11, 8	Within building footprint
12	Coast live oak	26	Within building footprint
13	Coast live oak	8, 6	Within driveway footprint
14	London plane tree	7	Within driveway apron
15	London plane tree	7	Site improvements
16	Coast live oak	26	Severe impacts from building construction, grading, and site improvements

Table continued:

TREE #	NAME	DIAM. (in.)	REASON(S) FOR REMOVAL
17	Coast live oak	23	Severe impacts from building construction, grading, parking lot and site improvements
18	Coast live oak	29	Within building footprint
19	Lemon bottlebrush	7	Within building footprint
20	Coast live oak	7	Within building footprint
21	Coast live oak	20, 14, 13	Within building footprint
24	Coast live oak	17, 16	Within building footprint
25	Coast live oak	17	Within excavation footprint for building and site wall
34	Coast live oak	16	Within building footprint
38	Goldenrain tree	20	Site improvements
39	Coast live oak	26	Within building footprint
42	Valley oak	23	Within building footprint
43	Coast live oak	14	Within building footprint
44	Coast live oak	4	Within building footprint
45	Coast live oak	5	Within excavation footprint for site wall

4.2 Potential Impacts to Retained Trees

My review of the architectural progress plans reveals the 9 oak trees proposed for retention can likely be sufficiently protected by adhering to recommendations presented within Section 6.0 of this report; they include #1-3, 22, 23, 27, 29, 40 and 41. An analysis of impacts, as derived by my review of the progress plan set, follows.

Tree #1, a 19-inch diameter coast live oak aligning Shelburne Way, will sustain a high level of impacts. Root loss will occur during excavation for the parking garage and building foundation at 14 feet south of its trunk, as well as building the parking lot entry a short distance of only 7 feet east of is trunk. To minimize root loss, it is critical that no overexcavation or compaction is needed beyond the wet section of drive entry between the street and building. Also, quite notably, roughly 40-percent of the tree's southern canopy will require pruning for building construction clearance, to encompass a 14-inch diameter limb, an 8-inch diameter limb, and reduction of a 9-inch diameter one.

Tree #2, a multi-trunk (33" and 15") coast live oak along Shelburne Way, will sustain a moderate level of impacts. Root loss will occur around 12 feet south of its trunk for the parking garage and building foundation. Pruning to achieve clearance for building construction will account for a roughly 20-percent of its total canopy, to include removing the low southeast limb overhanging the existing driveway, and several branches 3 to 5 inches in diameter.

Tree #3, a multi-trunk (28" and 20") coast live oak also along Shelburne Way, will sustain a moderate to high level of impacts. Root loss for the underground garage will occur around 10 feet from its trunk. Pruning to achieve building clearance will account for a tolerable 15-percent of its total canopy, to consider removing two, south-growing limbs with diameters of 11 and 12 inches, as well as several other small ones.

Tree #22, a 15-inch diameter coast live oak along the rear boundary, grows with a pronounced directly towards the future building, extending nearly 10 west from its base. When considering the proposed building is around 15 feet from its base, building clearance may become an issue during construction and/or long-term, requiring nearly all branches along the canopy's west side being pruned away. Root loss for excavation will occur at a tolerable distance of nearly 11 feet away. If protected, I estimate a high to moderate level of potential impacts.

Tree #23, a 17-inch diameter coast live oak also along the rear boundary, is roughly the same distance from the building as #22, and potential impacts appear low. Only small branches will require pruning to achieve building clearance, and my root loss estimation is the same as for #22.

Trees #27 and 29, both coast live oaks with trunk diameters of 15 and 17 inches, respectively, are setback sufficiently from the building to be adequately protected with only minor impacts. Regarding pruning, #27 will require one 5-inch diameter limb to be removed for building and construction clearance, representing a minor section for the tree.

Trees #40 and 41 are situated only a few feet apart at grade, #40 being a valley oak with a 17-inch trunk diameter, and #41 a coast live oak with a 26-inch trunk diameter. Root loss during building excavation is tolerable. For pruning, #40 will lose roughly 30-percent of its total canopy to achieve building clearance, namely, three south-growing limbs with diameters between 5 and 7 inches. Tree #41 will only require the loss of small branches overhanging the existing shed below.

5.0 APPRAISED TREE VALUES

The monetary values of the nine trees planned for retention have been appraised to conform with Section 29.10.1000(c)(3a) of the Los Gatos Town Code. Individual values are listed within the last column of Exhibit A, and their combined total equals $52,000. Values were calculated using the *Trunk Formula Technique* derived from the *Guide for Plant Appraisal, 10th Edition*, 2019.

6.0 TREE PROTECTION MEASURES

Recommendations presented within this section consider plans reviewed, and serve as protection measures to help mitigate or avoid impacts to trees being retained. They should be carefully followed and incorporated into project plans, and I (hereinafter "project arborist") should be consulted in the event any cannot be feasibly implemented.

6.1 Design Guidelines

1. The Tree Protection Zone (TPZ) for each retained tree shall be up to or within 6 feet from the proposed building foundation, and distances in all other directions from the trunks equal to 7 to 10 times the trunk diameters (all distances are intended to be obtained the closest edge, face of, their outer perimeter at soil grade). A TPZ is intended to restrict or highly limit the following activities within the specified distances: overexcavation, subexcavation, trenching, compaction, mass and finish-grading, soil scraping, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, stockpiling and dumping of materials, and equipment and vehicle operation. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.

2. For trees being retained, review setbacks proposed on plans for grading, utility, hardscape, compaction, trenching, subexcavation and overexcavation, and compare to the TPZ parameters specified above. Where conflicts exist, consult with the project arborist to identify opportunity for increasing setbacks and/or possibly mitigating impacts to achieve a reasonable assurance of protection.

3. Per Section 29.10.1000(C.1) of the Ordinance, a copy of this or a future report providing tree protection measures must be incorporated into the final set of project plans; titled Sheets T-1, T-2, etc. (“Tree Protection Instructions”); and referenced on all site-related project plans. Additionally, all site-related plans should contain notes referring to this report for tree protection measures.

4. Add assigned tree numbers and locations to the architectural, civil and landscape site-related plans.

5. Construction of the driveway immediately east of #1's trunk shall require no excavation or compaction beyond the driveway/wall limit. Any fill placed beyond the driveway/wall (i.e. towards the tree) shall not exceed 24 inches from the edge.

6. Specify on the demolition plan to abandon and cut off at existing soil grade all existing, unused lines, pipes and manholes within a TPZ.

7. Route all underground utilities and services (e.g. electrical) beyond TPZs. Where this is not feasible, the section of line(s) within a TPZ should be directionally-bored by at least 4 feet below existing grade, tunneled using a pneumatic air device (such as an AirSpade®), 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 above-ground infrastructure (e.g. splice boxes, meters and vaults) established beyond TPZs.

8. The permanent and temporary drainage design, including downspouts, should not require water being discharged within the trees' driplines.

9. Bioswales, storm drains and swales shall be established well-beyond TPZs.

10. On the erosion control design, specify that any straw wattle or rolls shall require a maximum vertical soil cut of 2 inches for their embedment, and are established as close to canopy edges as possible (and not against a trunk).

11. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming shall not occur within 50 feet from a tree's canopy.

12. On the final site plan, represent the future staging area and route(s) of access to be beyond unpaved areas beneath or near canopies.

13. Adhere to the following additional landscape guidelines:
    a. Plant material installed beneath oak canopies must be drought-tolerant, limited in amount, and placed at least 5+ feet from their trunks. Plant material installed beneath canopies of other trees should be at least 24 inches from their trunks.
    b. Introducing regular irrigation within the root zones of oaks can, overtime, impose adverse impacts and should be avoided. Rather, irrigation installed for new plant material beneath their canopies should be low-volume, applied irregularly (such as only once or twice per week), and temporary (such as <three years). Irrigation should not strike within 6 inches from the trunks of existing trees, and not applied against trunks of new trees.
    c. Establish irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) to avoid trenching within a TPZ. In the event this is not feasible, route them in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). In certain instances, an AirSpade® may be required to avoid root damage, and any Netafim tubing used should be placed on grade, and header lines installed as mentioned above. Note that routes shall be reviewed with the project arborist prior to any trenching occurring.
    d. Design any new site fencing or fence posts to be at least 2 to 5 feet from a tree's trunk (depends on the trunk size, growth pattern and prior impacts).
    e. Avoid tilling, ripping and compaction within TPZs.
    f. Establish any bender board or other edging material within TPZs to be on top of existing soil grade (such as by using vertical stakes).
    g. Utilize a 3- to 4-inch layer of coarse wood chips or other high-quality mulch for new ground cover beneath canopies (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided).

6.2 Before Demolition, Grading and Construction

14. Supply water to the root zones of oaks being retained. The methodology, frequency and amounts can be reviewed with the project arborist, and several possible methodologies including flooding the ground inside an 8-inch tall berm, soaker hoses, or deep-root injection. Note in the event dewatering is required for this project, the watering program shall be more intensive than otherwise needed (i.e. will require greater frequency and/or volume).

15. Stake the limits of grading, utility routes, irrigation routes, etc. (whether all at once or various phases) for review by the project arborist prior to ground disturbance.

16. Conduct a site meeting with the general contractor and project arborist several weeks or months prior to demolition for the purpose of reviewing protections measures presented in this report, such as tree fencing and trunk wrap protection, routes of access, staging, pruning, staking, watering, mulching, tree removals, etc.

17. Prior to demolition, install tree protection fencing where shown on the map in Exhibit B. Fencing shall consist of 6-foot tall chain link mounted on 2-inch diameter, galvanized iron posts driven at least 2 feet into the ground, kept in place throughout construction, and removed or modified only under the knowledge and direct consent of the project arborist. Note fencing may require reconfiguration for several additional phases, such as demolition, grading, utility installation and building construction, etc. (all to be reviewed with the project arborist).

18. Prior to demolition, affix and maintain 8.5- by 11-inch warning signs along each side of fencing opposite the trees' trunks (can be discussed with project arborist beforehand): "WARNING - Tree Protection Zone - this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."

19. Prune retained trees prior to demolition and/or shoring. The work shall be highly selective, targeted, and performed under direction of the project arborist. Additionally, all work shall be conducted in accordance with the most recent ANSI A300 standards, and by a California state-licensed tree service contractor (D-49) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by ANSI Safety Operations.

20. Prior to removing trees and the initial site meeting, paint an "X" on their trunks to allow review and confirmation with the project arborist (tree tags correspond with tree numbers). Also, ensure the removal process does not damage retained trees.

21. Establish the staging and cleanout area(s), as well as all routes of access beyond unpaved areas beneath tree canopies. Where challenges arise, review them beforehand with the project arborist to determine whether any measures can be employed to sufficiently mitigate the potential impacts.

22. Spread, and replenish as needed throughout the entire construction process, a 4- to 5-inch layer of coarse wood chips (¼- to ¾-inch in size) from a tree-service company over unpaved ground within designated-fenced areas.

23. The removal of stumps, whether old or new, located within TPZs shall be performed with a stump grinder (versus being extracted with heavy equipment and inadvertently damaging roots of trees otherwise being retained).

24. Where applicable, ivy should be manually cleared off and at least 5 feet from the trees' trunks (or manually removed from planters altogether). Also, the removal of existing groundcover, plants, shrubs, etc. within TPZs shall only be manually done.

25. Clear soil to expose the buried root collars[4] of trees #1, 23, 27, 40 and 41 This work must be manually and carefully performed to avoid damaging the trunk and roots during the process, and preferably by a tree-service company using an AirSpade to avoid unnecessary root and/or trunk damage.

26. Fertilization may benefit a tree's health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels so a proper fertilization program can be established. I further recommend any fertilization is performed under the direction and supervision of a certified arborist, and in accordance with the most recent ANSI A300 Fertilization standards.

6.3 During Demolition, Grading and Construction

27. Abandon the portions of chain link fence embedded within the trunks of #1 thru 3, as well as the top rail within #2's trunk; the material can be cut at the trunk, and avoid damaging the bark during the process.

[4] A "root collar" is the distinct swollen area near the ground where buttress roots and the main trunk merge.

28. Any authorized access, digging or trenching within designated-fenced areas shall be by foot-traffic only, manually performed under supervision by the project arborist, and without the use of heavy equipment or tractors.

29. Take great care during demolition of existing hardscape and other equipment/features to avoid damaging a tree's trunk, canopy, soil and roots within a TPZ, including ground underlying existing features.

30. Great care must also be taken by equipment operators, including shoring operations, to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported to the project arborist for review of treatment.

31. Avoid using tree trunks as winch supports for moving or lifting heavy loads, as well as for tying rope, cables, chains or other items around.

32. Spoils generated during digging shall not be piled or spread on unpaved ground within a TPZ, rather temporarily pile them on plywood or a tarp.

33. Prior to installing shoring and mechanically excavating for the underground portion of garage, drive entry and building foundation, manually excavate a 1-foot wide trench along the perimeter of where soil excavation will occur closest to the a tree's trunk for the following distances: 15 feet for #1, 22, 23, 27, 29, 40 and 41, and 25 feet for #2 and 3 (the purpose is to avoid breaking and damaging roots closer to trunks than otherwise needed). Excavation should occur down to a 24-inch depth or required subgrade, whichever is less, and all ≥2-inch diameter roots cleanly severed by hand using a new and sharp handsaw and/or loppers at 90° to the direction of root growth against the tree side of the trench. All soil beyond the trench (i.e. away from the tree) can then be mechanically excavated using heavy equipment, remaining outside the fenced area(s). Alternatively, the use of a stump grinder could be utilized precisely where a curb/gutter and any overcut (12" max) will be established. Advise the project arborist when this work is scheduled so observations of cut roots can be made. Exposed roots surfaces should be kept continually moist, perhaps by draping burlap over the cut face and applying water daily or twice daily.

34. Unless otherwise specifically authorized by the project arborist, any open trenches needed for irrigation, lighting, etc. within TPZs shall either be through utilizing and AirSpade,® and all roots (all sizes) exposed during the process retained, not damaged, and kept continually moist and covered (e.g. a burlap) until the trench is backfilled.

35. Avoid damaging or cutting roots with diameters of ≥2 inches without prior assessment by the project arborist. Should roots of this size become encountered, within one hour of exposure, they should either be covered by burlap that remains continually moist until the root is covered by soil. If they are approved for cutting, cleanly severe at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, the cut end either buried with soil or covered by a plastic sandwich bag (and secured using a rubber band, and removed just before backfilling). Roots encountered with diameters <2 inches and requiring removal can be cleanly severed at right angles to the direction of root growth.

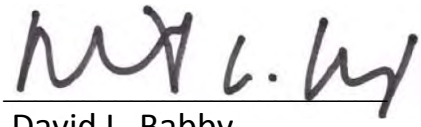
36. Digging holes for fence posts and light fixtures within a TPZ shall be manually performed using a post-hole digger, and in the event a root ≥2 inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.

37. Dust accumulating on trunks and canopies during dry weather periods may need to be periodically washed away if directed by the project arborist (e.g. every 4 months).

38. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees. Avoid liming within 50 feet of a tree's canopy.

7.0 ASSUMPTIONS AND LIMITING CONDITIONS

- The scope of work assigned for this report pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- All information presented herein reflects the trees' sizes and conditions as viewed from the ground and project site on 1/14/21, 1/18/21 and 2/8/21.
- The documented condition and suitability ratings of dormant trees are subject to change once the trees can be observed following their seasonal regrowth of leaves.
- My observations were performed visually without probing, coring, dissecting or excavating.
- 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 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 appraised value.
- The site map presented in Exhibit B is solely intended to identify the inventoried trees' locations, assigned numbers, and fencing 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 Arbor Resources.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:  Date: February 10, 2021

David L. Babby

Registered Consulting Arborist® #399

Board-Certified Master Arborist® #WE-4001B

CA Licensed Tree Service Contractor #796763 (C61/D49)

EXHIBIT A:

TREE INVENTORY TABLE

(five sheets)

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Street	Removal	Appraised Value
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
1	Coast live oak (*Quercus agrifolia*)	19	35	35	80%	60%	30%	Fair	Moderate		X		$4,900
	Comments: Grows along #2's canopy and has asymmetrical form. Buried root collar. Large ivy stem around lower trunk and ivy in canopy. Chain link fence is embedded in trunk (do not tear out). Street tree - base spans property boundary.												
2	Coast live oak (*Quercus agrifolia*)	33, 15	50	60	60%	40%	40%	Fair	Moderate	X	X		$14,800
	Comments: Asymmetrical crown grows NE. The 15" diameter trunk emerges at grade and forms a weak attachment with larger trunk. Deadwood. Chain link fence and top rail are embedded in trunk (do not tear out). Has an extended low limb over driveway. Street tree - base spans property boundary.												
3	Coast live oak (*Quercus agrifolia*)	28, 20	50	45	70%	40%	40%	Fair	High	X	X		$13,200
	Comments: Asymmetrical canopy. Multiple stems originate at 3' high. Infested by Western sycamore borers. Chain link fence is embedded in trunk (do not tear out). Street tree - base spans property boundary.												
4	N. California black walnut (*Juglans hindsii*)	10, 8, 8, 7	25	35	30%	30%	40%	Poor	Low			X	-
	Comments: Multiple trunks emerge at grade and represent stump sprouts. Extensive decay at past where two prior trunks previously grew. Extensive dieback and large deadwood. Dormant.												
5	London plane tree (*Platanus × hispanica*)	7	25	25	60%	60%	50%	Fair	Moderate		X	X	-
	Comments: Street tree. Dormant.												
7	London plane tree (*Platanus × hispanica*)	7	25	20	60%	60%	40%	Fair	Moderate		X	X	-
	Comments: Street tree. Dormant.												
8	Coast live oak (*Quercus agrifolia*)	10	30	20	80%	50%	30%	Fair	Moderate			X	-
	Comments: Trunk bifurcates at 4' high. Crowded-growing conditions at edge of #3's canopy.												

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Street	Removal	Appraised Value
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
9	Coast live oak (*Quercus agrifolia*)	30	50	60	90%	40%	70%	Good	High	X		X	-
	Comments: Trunk bifurcates at 5' high and forms a weak attachment between codominant leaders. Asymmetrical crown is dominant towards south.												
10	Holly oak (*Quercus ilex*)	8, 7, 6	50	30	70%	30%	40%	Poor	Low			X	-
	Comments: Multiple trunks represent stump sprouts. Narrow form and a low canopy (nearing a few feet from grade).												
11	Coast live oak (*Quercus agrifolia*)	11, 8	45	15	60%	40%	30%	Fair	Moderate			X	-
	Comments: Asymmetrical canopy with narrow form. Leggy crown.												
12	Coast live oak (*Quercus agrifolia*)	26	60	50	60%	50%	70%	Fair	Moderate	X		X	-
	Comments: Three leaders share same union at 3' high. Deadwood. Partially buried root collar.												
13	Coast live oak (*Quercus agrifolia*)	8, 6	30	15	60%	40%	30%	Poor	Moderate			X	-
	Comments: Asymmetrical canopy sweeps W and is within #9's. Crowded-growing conditions. Buried root collar. Adjacent to a prior old, decaying walnut tree stump.												
14	London plane tree (*Platanus × hispanica*)	7	20	20	60%	40%	40%	Fair	Moderate		X	X	-
	Comments: Street tree. Sweeps away from #11's canopy. Dormant.												
15	London plane tree (*Platanus × hispanica*)	7	15	20	50%	40%	30%	Poor	Moderate		X	X	-
	Comments: Street tree. Irregular form. Deadwood. Dormant.												
16	Coast live oak (*Quercus agrifolia*)	26	50	40	80%	60%	70%	Good	High	X		X	-
	Comments: Trunk sweeps or leans away from home then towards vertical. Opposite lean side is a pronounced buttress root. Large girdling roots at low side of base. Partially buried root collar. Deadwood. Excessive limb weight in lower canopy. Ground slopes gently down away from trunk.												

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Street	Removal	Appraised Value
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
17	Coast live oak (*Quercus agrifolia*)	23	45	40	80%	50%	40%	Fair	High			X	-
	Comments: Trunk is ~6' from home.												
18	Coast live oak (*Quercus agrifolia*)	29	15	45	80%	60%	50%	Good	High	X		X	-
	Comments: Base is within 18" of, and trunk leans away from adjacent home.												
19	Lemon bottlebrush (*Callistemon citrinus*)	7	10	10	60%	40%	40%	Fair	Moderate			X	-
	Comments: Within patio area.												
20	Coast live oak (*Quercus agrifolia*)	7	25	25	80%	30%	60%	Fair	Moderate			X	-
	Comments: Large decaying wound at union of two remaining leaders at 11' high. Numerous old pruning wounds.												
21	Coast live oak (*Quercus agrifolia*)	20, 14, 13	50	50	80%	30%	60%	Fair	Moderate	X		X	-
	Comments: Spoils piled at base, and adjacent concrete pads are raised. Small deadwood. Very weak attachment between the 20" and 14" trunks.												
22	Coast live oak (*Quercus agrifolia*)	15	15	25	70%	40%	30%	Fair	Moderate				$1,700
	Comments: Pronounced westerly lean, then sweeps towards vertical. Deadwood. Buried root collar.												
23	Coast live oak (*Quercus agrifolia*)	17	45	20	70%	40%	30%	Poor	Moderate				$2,200
	Comments: Sinuous trunk and slightly leans towards north. Deadwood. Buried root collar.												
24	Coast live oak (*Quercus agrifolia*)	17, 16	45	35	70%	40%	70%	Fair	High	X		X	-
	Comments: Trunk bifurcates at 2.5' high into codominant leaders (okay spacing at attachment).												

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Street	Removal	Appraised Value
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
25	Coast live oak (*Quercus agrifolia*)	17	55	35	40%	60%	60%	Poor	Moderate			X	-
	Comments: Trunk is covered by dead ivy. Asymmetrical form. Has a very sparse, lower canopy, possibly from oak worm infestation this past year (monitor every 3 to 6 months for any improvement or further decline).												
27	Coast live oak (*Quercus agrifolia*)	~15	35	30	70%	50%	30%	Fair	Moderate				$2,200
	Comments: Leans west and has irregular form. Buried root collar. Trunk is covered by ivy.												
29	Coast live oak (*Quercus agrifolia*)	12	20	15	60%	60%	40%	Fair	Moderate				$1,700
	Comments: Leans SE, and is under crowded-growing conditions.												
34	Coast live oak (*Quercus agrifolia*)	16	40	40	70%	50%	60%	Fair	High			X	-
	Comments: Has somewhat of an asymmetrical canopy.												
38	Goldenrain tree (*Koelreuteria paniculata*)	20	35	35	60%	50%	50%	Fair	Moderate			X	-
	Comments: Dormant. Pile of spoils near trunk. Multiple leaders emerge at 4' high and form a sinuous crown. Deadwood.												
39	Coast live oak (*Quercus agrifolia*)	26	35	35	70%	40%	70%	Fair	High	X		X	-
	Comments: Slight lean E. Has many large, old decaying wounds from prior cuts.												
40	Valley oak (*Quercus lobata*)	17	50	35	70%	50%	40%	Fair	Moderate				$5,900
	Comments: Base is 2' from #41's trunk. Crowded-growing conditions. Partially buried root collar. Mostly dormant. Excessive limb weight.												
41	Coast live oak (*Quercus agrifolia*)	26	45	40	70%	40%	30%	Fair	Moderate	X			$5,400
	Comments: Crown sweeps towards S. Crowded-growing conditions. Partially buried root collar.												

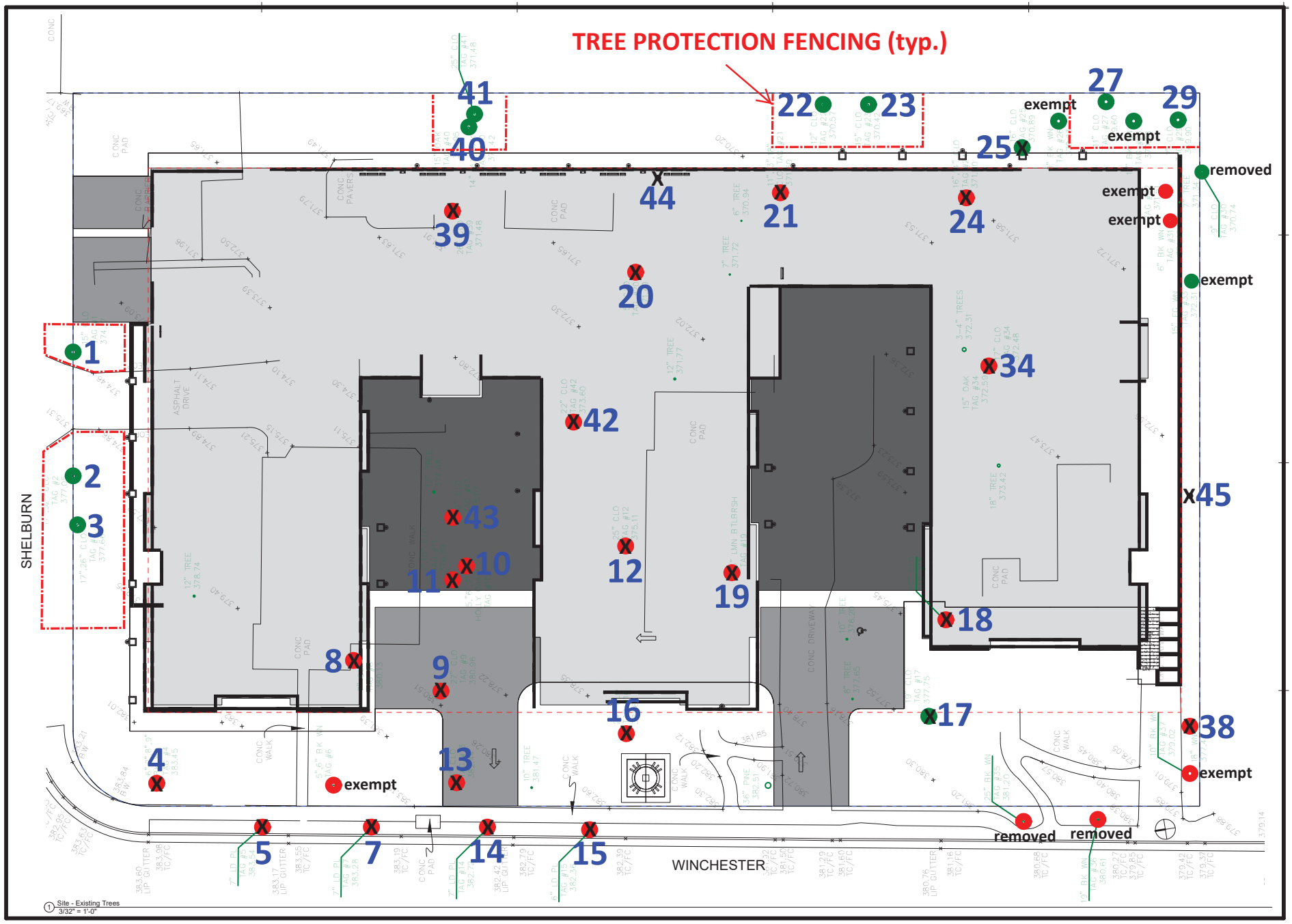
TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Suitability for Preservation (High/Moderate/Low)	Large Protected Tree	Street	Removal	Appraised Value
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)					
42	Coast live oak (*Quercus agrifolia*)	23	50	55	70%	60%	70%	Fair	High			X	-
	Comments: Root collar is partially buried by spoils. Excessive limb weight towards S. Has an elevated canopy.												
43	Coast live oak (*Quercus agrifolia*)	14	40	30	70%	40%	30%	Poor	Moderate			X	-
	Comments: Pronounced lean and crowded-growing conditions. Trunk bifurcates at 14' high with good spacing between leaders. Large pile of moist soil is piled against trunk. Base grows against wood fence.												
44	Coast live oak (*Quercus agrifolia*)	4	25	10	60%	40%	40%	Fair	Moderate			X	-
	Comments: Added to map. Has a codominant top. Buried root collar. Very high canopy.												
45	Coast live oak (*Quercus agrifolia*)	5	30	10	60%	70%	60%	Fair	Moderate			X	-
	Comments: Added to map. Trunk's base is 12" from garage foundation, and canopy nears roof.												

EXHIBIT B:

SITE MAP

(one sheet)



1 Site - Existing Trees
3/32" = 1'-0"

SWENSON
777 N. 1st Street, San Jose, CA 95112 - (408) 287-0246

Consultant:

Revisions:

WINCHESTER ASSISTED LIVING
WINCHESTER AND SHELBURN
SITE - EXISTING TREES

Date: 11/04/20
Scale: 3/32" = 1'-0"
Drawn by: Author
Job #: 9215-70-103
Sheet
A-1.2

EXHIBIT C:

PHOTOGRAPHS

(seven sheets)

Photo Index


#1


#3
#2
#1


#2
#3
#1


#3
#2
#1


#4


#5


#7


#8


#9


#10
#11


#12


#13


#14


#15


#16


#16


#16


#18
#17


#17
#18


#19


#20


#21


#23
#22


#23


#24


#25


#27


#29


#34


#38


#38


#39
#41
#40


#41
#40


#40
#41


#42


#43


#44


#45