Appendix B

Revised Arborist Report

1494-1600 California Circle
Milpitas, CA

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December 2012

HORT SCIENCE

Revised Arborist Report
1494-1600 California Circle
Milpitas

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Introduction and Overview

The Trumark Companies is proposing to redevelop the property located at 1494-1600 California Circle, in Milpitas. The site is bordered by California Circle to the west and the Santa Clara Valley Water District (SCVWD) easement and Berryessa Creek trail to the east. Currently, the site is an office complex, with vegetation concentrated around the periphery and in the parking lot. The plan proposes to construct 84 single-family homes. HortScience, Inc. was asked to prepare an **Arborist Report** for the site.

This report provides the following information:

1. An evaluation of the health and structural condition of all trees growing within and adjacent to the project area based on a visual inspection of external conditions.
2. An assessment of the impacts of constructing the proposed project on the trees.
3. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Assessment Methods

Trees were surveyed on February 9, 2012. All trees with diameters of 4" or greater were included (per City of Milpitas Municipal Ordinance X-2-7.01-1). The survey procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with a metal tag and recording its location on a map;
3. Measuring the trunk diameter at a point 24" above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
   - ***4*** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   - ***3*** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   - ***2*** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - ***1*** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "good", "moderate" or "poor". Suitability for preservation considers the health, age and structural condition of the tree species, and its potential to remain an asset to the site for years to come.
   - ***Good***: Trees with good health and structural stability that have the potential for longevity at the site.
   - ***Moderate***: Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'good' category.
   - ***Poor***: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual tree may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

One hundred and two (102) trees, representing 15 species, were assessed. One (1) off-site tree (#7) was located along the southern property boundary and extended onto the development site. Descriptions of each tree are provided in the ***Tree Assessment Forms*** and locations are shown on the ***Tree Assessment Map*** (see **Attachments**).

The most frequently occurring species was blackwood acacia, with 27 trees or 26% of the population (Table 1, following page). Twenty (20) of these were mature, with diameters between 20" and 31". Just over half (14 trees) were in fair condition, nine (9) were in good and four (4) were in poor. While these mature trees create a unified appearance along the California Circle frontage, four (4) were in decline, seven (7) others had twig and branch dieback or thinning crowns and five (5) had a history of branch failure or heavy lateral limbs. Two (2) trees had fruiting bodies of the heart rot fungus *Ganoderma applanatum* (#46 and 51).

Raywood ash, with 20 trees, was the second most commonly encountered species. Sixteen (16) had been planted in the southern parking lot and four (4) were located in the landscape bed between the two buildings. In general, the trees had performed well, with half in good condition and half in fair condition. Most notably, the trees had been planted in small parking lot islands, where surface roots had lifted and displaced the surrounding infrastructure. Fourteen of the 16 trees in the southern parking lot were noted as displacing the curbs and asphalt from 2" to 6" (Photo 1).

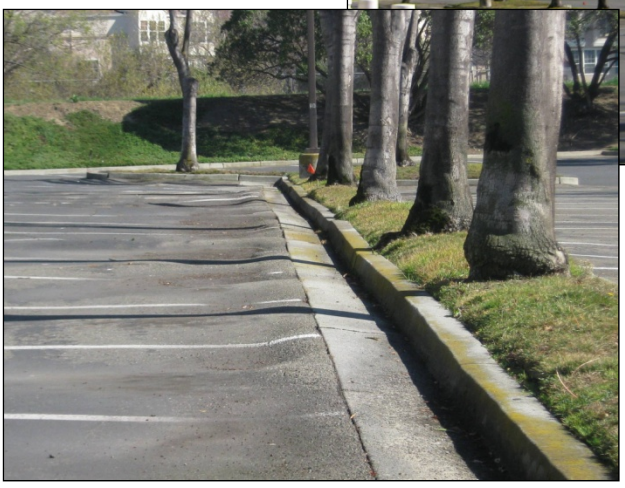

Photo 1 (R): Looking east at raywood ash trees #12-18. The trees were all in fair condition, having been planted in small parking lot islands. Inset below shows the size of the parking lot island relative to the trees trunks and the level of infrastructure damage caused by the trees.

Myoporum and Calif. pepper, both with nine (9) trees each (9%), were the next most commonly surveyed species. Both species had been planted on the earthen berm along the eastern project boundary, within the SCVWD easement. Myoporums had not performed well in this location, with six (6) in poor condition and three (3) in fair. In contrast, Calif. pepper, with eight (8) in good condition and one (1) in fair had performed well. Myoporums had varying levels of twig and branch dieback, with one tree (#9) experiencing stem failures from the base.

Two eucalyptus species, silver dollar gum (8 trees) and Nichol's gum (5 trees) were also well represented at the site. Three (3) of the Nichol's gums were located in a large landscape area at the northern point of the site and the remaining two were located on the earthen berm within the SCVWD easement. Five (5) of the silver dollar gums were growing on the earthen berm, two (2) were in the landscape bed between the buildings, and one (1) was just off-site to the south. Both species were of varying condition, with those in fair and poor condition having thin crowns and poor structures.

Tree size ranged from 5" to 31" in diameter for single-trunked trees. Nine (9) of the trees were multi-trunked. Half of the trees (51 trees or 50%) were in good condition (Table 1). Thirty-five percent (36 trees) were in fair condition, and 15% (15 trees) were in poor condition.

The City of Milpitas defines any tree with a circumference of 37" (diameter of 12") or greater on developed commercial or industrial property as "Protected" (Street Tree Ordinance X-2-7.01-1). Sixty-one (61) trees met the criteria for "Protected" status. "Protected" trees are identified in the ***Tree Assessment Form*** (see attachments).

Table 1. Tree condition & frequency of occurrence.
1494-1600 California Circle, Milpitas

Common Name	**Scientific Name**	**Condition Rating**			**No. of trees**
		Poor (1-2)	Fair (3)	Good (4-5)	
Blackwood acacia	*Acacia melanoxylon*	4	14	9	27
European alder	*Alnus rhombifolia*	1	1	1	3
Nichol's gum	*Eucalyptus nicholii*	1	2	2	5
Silver dollar gum	*Eucalyptus polyanthemos*	3	2	3	8
Raywood ash	*Fraxinus oxycarpa 'Raywood'*	-	10	10	20
Brisbane box	*Lophostemon confertus*	-	1	1	2
Flax leaf paperbark	*Melaleuca linariifolia*	-	1	3	4
Myoporum	*Myoporum laetum*	6	3	-	9
Italian stone pine	*Pinus pinea*	-	-	2	2
Black pine	*Pinus thunbergiana*	-	1	-	1
Chinese pistache	*Pistacia chinensis*	-	-	2	2
African fern pine	*Podocarpus gracillor*	-	-	1	1
Flowering cherry	*Prunus serrulata*	-	-	5	5
Callery pear	*Pyrus calleryana*	-	-	4	4
Calif. pepper	*Schinus molle*	-	1	8	9
Total		**15**	**36**	**51**	**102**
		15%	35%	50%	100%

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely (i.e. blackwood acacias #46 and 51 with the heart rot fungus *Ganoderma applanatum*).

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example mature blackwood acacia trees are less tolerant of root loss. In contrast, Raywood ash and Calif. pepper have good tolerance to site disturbance.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. In this case, none of the species surveyed at the California Circle site would be considered invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2, following page).

We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with poor suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2: Tree Suitability for Preservation
1494-1600 California Circle, Milpitas

Good	These are trees with good health and structural stability that have the potential for longevity at the site. Twenty-six (26) trees were of good suitability for preservation, including: eight (8) Calif. peppers, four (4) callery pears, four (4) blackwood acacias, two (2) silver dollar gums, two (2) Italian stone pines, two (2) Chinese pistache, and one (1) each of Nichol's gum, flowering cherry, flax-leaf paperbark and European alder.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "good" category. Fifty (50) trees were of moderate suitability for preservation, including: 20 raywood ash, 12 blackwood acacias, four (4) flowering cherries, three (3) silver dollar gums, three (3) flax-leaf paperbarks, two (2) each of myoporum and Nichol's gum, and one (1) each of Brisbane box, black pine, African fern pine and Calif. pepper.
Poor	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Twenty-six (26) trees were of poor suitability for preservation, including: 11 blackwood acacias, seven (7) myoporums, three (3) silver dollar gums, two (2) European alders, two (2) Nichol's gum, and one (1) Brisbane box.

Evaluation of Impacts and Recommendations for Action

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. Potential impacts from construction were evaluated using the Preliminary Grading and Drainage Plan, prepared by Ruggeri-Jensen-Azar (dated October 22, 2012).

The plan proposes to construct 84 single-family homes. The site will be raised, with a 4:1 slope located at the back of the curb along California Circle. A new sidewalk would be constructed at the top of the slope, with retaining walls at the back of the sidewalk and pads constructed behind the retaining walls. The central portion of the site would be re-graded and new roads, infrastructure, and landscaping would be installed.

Based on the requirements of the Santa Clara Valley Water District (SCVWD), all of the trees on the levy and within 15' of th toe of the levy slope must be removed.

Potential impacts from construction were estimated for each tree. The most significant impacts to the trees would occur as the result of grading for the California Circle frontage, buildings and SCVWD tree removal requirements.

Based on our assessment, removal would be required for the 101 on-site trees, including the 61 trees that met the City's criteria for Protected status. Sixty-eight (68) of these would be directly impacted by the demolition and site grading, 25 are required to be removed per the SCVWD, three (3) by new entries, two (2) by the proposed pedestrian bridge and three (3) were of poor suitability for preservation.

Off-site tree #7 was the only tree identified for preservation, which qualified as Protected. Preservation of off-site tree #7 is predicated on following the ***Tree Preservation Guidelines*** theat follow.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are subject to extensive injury during construction and are not adequately maintained become a liability rather than an asset.

Impacts can be minimized by coordinating demolition and construction activities within the **TREE PROTECTION ZONE**. The following recommendations will help maintain and improve the health and vitality of trees preserved at the California Circle site.

Design recommendations

1. Any plan affecting trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.

2. ***Tree Preservation Guidelines*** should be included on all plans.

3. A **TREE PROTECTION ZONE** (**TPZ**) shall be established around each tree to be preserved. No grading, excavation, construction or storage of materials shall occur within that zone. The **TPZ** for off-site tree #7 shall be established at the back of the sidewalk ~10' SE.

4. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

5. Irrigation systems must be designed so that no trenching will occur within the **TREE PROTECTION ZONE**.

6. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-construction treatments and recommendations

1. The project supervisor, demolition contractor, and any other contractors who may work around trees identified for preservation or possible preservation shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.

2. Trees to be retained shall be fenced to completely enclose the **TREE PROTECTION ZONE.** Fences must be established prior to demolition and are to remain until all grading and construction is completed.

3. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use the smallest equipment, and operate from outside the **TREE PROTECTION ZONE**. The consultant shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.

4. Prior to the start of grading, trees may require pruning to correct defects in structure, clean the crown and/or provide construction clearance. Pruning of off-site tree #7 must be done with the property owner's permission. Pruning shall be completed by a Certified Arborist or Tree Worker, and adhere to the latest edition of the ANSI Z133 and A300 standards as well as the *Best Management Practices -- Tree Pruning* published by the International Society of Arboriculture.

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.

2. All work within the **TPZ** shall be performed by hand under direction of the Consulting Arborist.

3. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

4. Fences have been erected to protect trees to be preserved. Fences define a specific **TREE PROTECTION ZONE** for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.

5. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

6. Any grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.

7. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Consulting Arborist.

8. Root-injured trees have a limited capacity to absorb water. Therefore, it is important to ensure adequate soil moisture in the area of active roots. One to several irrigations may be needed for trees that are at risk. Irrigations should be specified by the Consulting Arborist.

9. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.

10. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees
Trees preserved at the California Circle site will experience a physical environment different from that pre-development. Following construction, new owners should develop a management plan that includes pruning, fertilization, mulch, pest management, replanting and irrigation. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of failure of branches or entire trees increases.

HortScience, Inc.

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Attached: ***Tree Assessment Form***

Tree Assessment Map

Tree Assessment

1494-1600 California Circle
Milpitas, California
October 2010

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TREE No.	SPECIES	SIZE DIAMETER (in inches)	PROTECTED?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
1	Blackwood acacia	31	Yes	3	Moderate	Multiple attachments at 12'; weak attachments; heavy lateral limb S.
2	Raywood ash	15	Yes	4	Moderate	Multiple attachments at 10'; surface roots; displacing asphalt 4".
3	Raywood ash	9	No	4	Moderate	Multiple attachments at 8'; in small island; displacing asphalt 3".
4	Raywood ash	8	No	3	Moderate	Multiple attachments at 8'; twig and branch dieback;
5	Raywood ash	9	No	4	Moderate	Multiple attachments at 8'; good form; in small island;
6	Raywood ash	7	No	3	Moderate	Multiple attachments at 8'; twig and branch dieback; displacing asphalt 2".
7	Silver dollar gum	14	Yes	3	Moderate	Off site; poor structure; weight S.; extends 10' onto development site.
8	Myoporum	8,8,7,4,3,3	No	2	Poor	Multiple attachments at base; twig and branch dieback.
9	Myoporum	8,7,6,6,5,5	No	2	Poor	Multiple attachments at base; twig and branch dieback;
10	Myoporum	6,5,5,5,4,4	No	2	Poor	Multiple attachments at base; twig and branch dieback;
11	Raywood ash	12	Yes	3	Moderate	Multiple attachments at 8'; trunk wound at attachment; in small island; displacing asphalt 3".
12	Raywood ash	12	Yes	3	Moderate	Codominant trunks at 8'; stem removed S.; in small
13	Raywood ash	16	Yes	4	Moderate	Multiple attachments at 8'; upright form; epicormic.
14	Raywood ash	13	Yes	3	Moderate	Multiple attachments at 8'; in small island; displacing
15	Raywood ash	13	Yes	3	Moderate	Codominant trunks at 8'; upright form; in small island; displacing asphalt 5".
16	Raywood ash	13	Yes	3	Moderate	Multiple attachments at 7'; in small island; displacing asphalt 5".
17	Raywood ash	15	Yes	3	Moderate	Codominant trunks at 8'; narrow attachment; small, high
18	Raywood ash	15	Yes	3	Moderate	Multiple attachments at 7'; one sided W.; in small island; displacing asphalt 5".

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TREE No.	SPECIES	SIZE DIAMETER (in inches)	PROTECTED?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
19	Raywood ash	14	Yes	3	Moderate	Codominant trunks at 8'; small, high crown; twig
20	Raywood ash	15	Yes	4	Moderate	Multiple attachments at 7'; good form; in small island;
21	Flax leaf paperbark	13	Yes	4	Good	Codominant trunks at 7'; upright form; narrow attachments.
22	Raywood ash	12	Yes	4	Moderate	Codominant trunks at 7'; upright form; twig dieback
23	Blackwood acacia	21	Yes	3	Poor	Multiple attachments at 12'; heavy lean S.; dead wood to 3".
24	Blackwood acacia	30	Yes	3	Moderate	Multiple attachments at 8'; weak attachments; heavy lateral limb E.
25	Blackwood acacia	14	Yes	4	Moderate	Upright form.
26	Blackwood acacia	27	Yes	3	Moderate	Multiple attachments at 10'; weak attachments; heavy lateral limb SE.
27	Blackwood acacia	20	Yes	1	Poor	Dead top; little live material remains.
28	Blackwood acacia	25	Yes	2	Poor	Multiple attachments at 10'; central leader failed at 18'; requires removal of majority of crown.
29	Blackwood acacia	23	Yes	4	Moderate	Multiple attachments at 10'; upright form; root pruned N.
30	Flax leaf paperbark	11	No	4	Moderate	Codominant trunks at 6'; upright form; included bark
31	Flax leaf paperbark	10	No	4	Moderate	Codominant trunks at 7'; topped at 18'.
32	Flax leaf paperbark	10	No	3	Moderate	Multiple attachments at 7'; narrow attachment/crossing stem; topped at 18'.
33	Blackwood acacia	24	Yes	4	Moderate	Lateral N. at 10'; slight lean S.; dead wood.
34	Blackwood acacia	24	Yes	5	Good	Upright form; good structure.
35	Blackwood acacia	16	Yes	4	Moderate	Lateral N. at 8'; upright form.
36	Blackwood acacia	16	Yes	4	Good	Codominant in upper crown; upright form; trunk wound at 10'.
37	Blackwood acacia	25	Yes	4	Moderate	Multiple attachments at 8'; good form; lateral E.; twig and branch dieback.

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TREE No.	SPECIES	SIZE DIAMETER (in inches)	PROTECTED?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
38	Blackwood acacia	22	Yes	4	Good	Codominant trunks at 10'; N. stem seperating from crown.
39	Blackwood acacia	19	Yes	3	Moderate	Multiple attachments at 10'; N. stem separating from crown; twig dieback.
40	Blackwood acacia	24	Yes	3	Poor	Multiple attachments at 12'; history of branch failure; twig dieback.
41	Blackwood acacia	21	Yes	3	Moderate	Codominant trunks at 12'; thinning crown.
42	Blackwood acacia	15	Yes	3	Poor	One sided E.; twig and branch dieback
43	Blackwood acacia	20	Yes	2	Poor	Very one sided and leaning E.; twig and branch dieback
44	Blackwood acacia	22	Yes	3	Moderate	Codominant trunks at 12'; included bark; history of branch failure; 8" lateral W.
45	Blackwood acacia	23	Yes	3	Moderate	Codominant trunks at 10'; included bark; history of branch failure.
46	Blackwood acacia	26	Yes	3	Poor	Codominant trunks at 10'; N. stem heavy; thinning crown; old ganoderma conk S. at 4'.
47	Blackwood acacia	22	Yes	4	Good	Multiple attachments at 8'; upright form; trunk wound N.
48	Blackwood acacia	15	Yes	3	Poor	One sided and leaning E.; twig and branch dieback
49	Blackwood acacia	23	Yes	3	Poor	Multiple attachments at 5'; fair structure; thinning crown.
50	Blackwood acacia	15	Yes	3	Poor	Slight lean S. trunks wound; thin in upper canopy.
51	Blackwood acacia	29	Yes	2	Poor	Codominant trunks at 10'; thinning crown; ganoderma conk N. at base.
52	Nichol's gum	25	Yes	4	Good	Upright form; lateral S.
53	Nichol's gum	22	Yes	2	Poor	Slight lean E.; roots exposed W.; thinning crown.
54	Nichol's gum	25	Yes	3	Moderate	Tipped back; thinning crown; dead wood
55	European alder	10	No	4	Good	Leans E.; good form and structure.
56	European alder	11	No	2	Poor	Multiple attachments at 6'; dead top.
57	Callery pear	10	No	4	Good	Multiple attachments at 6'; fair structure; minor fireblight.
58	European alder	8	No	3	Poor	Leans E.; dead top.

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TREE No.	SPECIES	SIZE DIAMETER (in inches)	PROTECTED?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
59	Callery pear	12	Yes	4	Good	Multiple attachments at 6'; narrow attachments; minor fireblight.
60	African fern pine	9	No	4	Moderate	Upright form; minor dieback.
61	Callery pear	12	Yes	4	Good	Multiple attachments at 6'; narrow attachments; minor fireblight.
62	Calif. pepper	10	No	4	Good	Small lateral W. at 6'; one sided W.
63	Calif. pepper	7	No	4	Good	Small crown.
64	Callery pear	10	No	4	Good	Multiple attachments at 6'; crossing branches; minor fireblight.
65	Calif. pepper	13	Yes	4	Good	Multiple attachment at 6'; stem removed E.
66	Italian stone pine	19	Yes	4	Good	Good form and structure; broken branches and dead wood.
67	Italian stone pine	20	Yes	4	Good	Good form and structure; heavy lateral limb S.
68	Black pine	10	No	3	Moderate	Slight lean NE.; sequoia pitch moth; pine pitch canker.
69	Nichol's gum	15	Yes	4	Moderate	Codominant trunks at 10' ; small crown
70	Nichol's gum	9	No	3	Poor	Thin crown.
71	Brisbane box	5	No	3	Poor	Upright form; thin crown.
72	Brisbane box	7	No	4	Moderate	Upright form; one sided W.
73	Chinese pistache	7	No	5	Good	Good form and structure; tipped back; in small island.
74	Flowering cherry	14	Yes	4	Moderate	Multiple attachments 5'; large surface roots.
75	Flowering cherry	13	Yes	4	Good	Multiple attachments 5'; girdling roots.
76	Flowering cherry	11	No	4	Moderate	Multiple attachments 5'; surface roots.
77	Flowering cherry	11	No	4	Moderate	Multiple attachments 5'; surface roots; roots wounds.
78	Flowering cherry	11	No	4	Moderate	Multiple attachments 5'; surface roots; roots wounds.
79	Raywood ash	16	Yes	4	Moderate	Multiple attachments 9'; surface roots; twig and branch dieback.
80	Raywood ash	9	No	4	Moderate	Upright form.
81	Raywood ash	7	No	4	Moderate	Upright form; multiple attachments at 7'.

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TREE No.	SPECIES	SIZE DIAMETER (in inches)	PROTECTED?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
82	Raywood ash	7	No	4	Moderate	Upright form; codominant trunks at 7'; surface and girdling roots.
83	Chinese pistache	6	No	5	Good	Good form and structure; in small island.
84	Silver dollar gum	13	Yes	2	Poor	Codominant at 5'; weak attachment; poor structure; crown dieback.
85	Silver dollar gum	18	Yes	4	Moderate	Multiple attachments at 9'; good form; epicormic growth.
86	Myoporum	6,5,5,4,4	No	2	Poor	Multiple attachments at base; twig and branch dieback.
87	Silver dollar gum	18	Yes	1	Poor	Serious decline.
88	Silver dollar gum	14	Yes	5	Good	Good form; fair structure; twig dieback at top of crown.
89	Myoporum	6,5,5,4,4	No	2	Poor	Multiple attachments at base; twig and branch dieback.
90	Calif. pepper	9	No	4	Good	Multiple attachments at 6'; one sided W; corrected lean.
91	Calif. pepper	10	No	4	Good	Multiple attachments at 7'; one sided W; minor twig dieback.
92	Calif. pepper	10	No	4	Good	Lateral E; crooked trunk; minor twig dieback.
93	Myoporum	9,5,5,5,4,4	No	2	Poor	Multiple attachments at base; twig and branch dieback.
94	Myoporum	8,6,4,4,4,3	No	3	Poor	Multiple attachments at base; twig and branch dieback; surface roots.
95	Silver dollar gum	18	Yes	2	Poor	Leans from base SE; fruiting body at base; history of branch failure; twig and branch dieback.
96	Silver dollar gum	16	Yes	4	Good	Codominant trunks at 7'; good structure; minor twig dieback.
97	Silver dollar gum	18	Yes	3	Moderate	Multiple attachments at 8''; ok structure; thinning crown; twig dieback.
98	Myoporum	6,5,4,3,3,3	No	3	Moderate	Multiple attachments at base; minor twig dieback; surface roots.
99	Myoporum	8,6,4,3,3	No	3	Moderate	Multiple attachments at base; minor twig dieback; surface roots.
100	Calif. pepper	10	No	3	Moderate	Codominant at 7'; minor twig and branch dieback.

Tree Assessment

1494-1600 California Circle
Milpitas, California
October 2010

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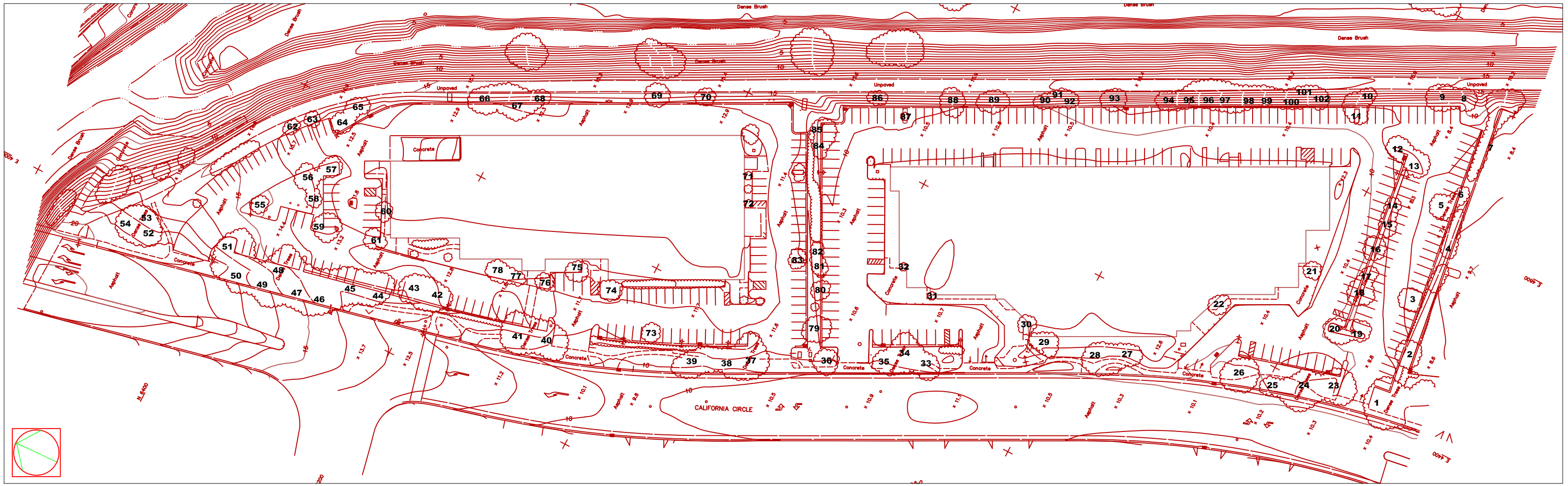
TREE No.	SPECIES	SIZE DIAMETER (in inches)	PROTECTED?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
101	Calif. pepper	10	No	4	Good	One sided to W'; good structure.
102	Calif. pepper	14	Yes	5	Good	Multiple attachments at 7'; good structure.

Tree Assessment Map

California Circle
Milpitas, CA

Prepared for:
Trumark Communities
Danville, CA

February 2012



Notes:
Base map provided by:
Trumark Companies
Danville, CA

Numbered tree locations
are approximate.

No Scale

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