



DRAFT Arborist Report

**Gateway Village
Santa Clara, CA**

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Gateway Village, Mountain View**

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Introduction and Overview

The Essex Property Trust is planning to redevelop the property located at 3700 El Camino Real in Mountain View CA. The site contains several retail stores in a strip mall with associated parking and landscaping concentrated around the periphery. The proposed project would redevelop the site into a multi-use residential and retail complex, with pedestrian and community oriented design. HortScience, Inc. was asked to prepare an **Arborist Report** for the site as part of the development submittals for review by the City of Santa Clara.

This report provides the following information:

1. A survey of trees within and immediately adjacent to the proposed project area.
2. An assessment of the impacts of constructing the proposed project on the trees based on the plans provided by Essex Property Trust.
3. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Survey Methods

Trees were evaluated on October 30, 2012. The evaluation included all trees 4" or greater in diameter. The survey procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 54" 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, 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 may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

One hundred seventy nine (179) trees were evaluated, representing 14 species (Table 1, page 4). Six (6) trees were growing within the right-of-way along Lawrence Expressway, including #77, 104, 115, 116, 131 and 132. Descriptions of each tree are found in the **Tree Assessment Form** and locations are plotted on the **Tree Assessment Map** (see attachments).

In general, mature trees dominated the perimeter landscaping along El Camino Real and Halford Ave., with a mix of semi-mature trees and large shrubs inter-planted along the southern property line and the Lawrence Expressway frontage.

The most commonly encountered species was xylosma, with 57 tree, or 32% of the total population. Xylosmas are traditionally a large shrub, however, most of these had been pruned to lift their crowns and promote a more upright form. They created a solid understory beneath adjacent trees and overall, were in fair condition, with 45 in that category (80%). Eleven (11) of the xylosma were in good condition (19%) and one (<1%) were in poor.

Canary Island pine, with 45 trees (25% of the population) was the next most commonly encountered species. These were the dominant, and most visually prominent, species on the site (Photo 1). Canary Island pines were semi-mature to mature in form and development, with 20 having diameters from 5-19" and 25 having diameters from 20-36". The species had performed well, with 35 trees in good condition (78%), nine (9) in fair condition (20%), and one (1) in poor. As is typical of the species, most had upright forms. Several of the trees in all conditions had long lateral limbs that could be managed through pruning to reduce branch length and extension.



Photo 1: Canary Island pines #19-25 (R to L) were growing in the landscape bed along Halford Ave. These trees were typical of the species at the site, with upright forms and long lateral limbs.

Forty-one (41) sweetgums were assessed, with 20 along the southern property boundary, 17 in the parking lot and four (4) in the southeast corner of the site. Overall, sweetgums were in good (21 trees or 51%) to fair condition (15 trees or 37%). Five (5) trees were in poor condition. Those in poor condition along the southern property line were characterized by trunk wounds, sap flow along the trunks and dieback. Those in poor condition in parking lot islands had been topped.

Fourteen (14) Southern magnolias comprised 8% of the population. Southern magnolias were young to semi-mature in development, with trunk diameters ranging from 5-15". Where they were receiving ample irrigation they were in good condition (i.e. #138 and 139). However, most were growing in under-irrigated landscape beds along the Lawrence Expressway frontage and had dieback indicative of drought stress. Conditions of Southern magnolias were fair (6 trees) to poor (5 trees).

The remaining 10 species were represented by five (5) or fewer individuals. Overall tree condition for the site as a whole was good (87 trees or 49%) to fair (77 trees or 43%). Only 15 trees (8%) were in poor condition, and 10 of these were sweetgums and Southern magnolias.

None of the trees evaluated were identified in the City of Santa Clara Heritage Tree Inventory.

**Table 1. Tree condition & frequency of occurrence
Gateway Village, Santa Clara**

Common Name	Scientific Name	Condition Rating			No. of trees
		Poor (1-2)	Fair (3)	Good (4-5)	
European birch	<i>Betula pendula</i>	1	-	-	1
Hopseed bush	<i>Dodonea viscosa</i>	1	1	-	2
Silver dollar gum	<i>Eucalyptus polyanthemos</i>	-	1	4	5
Crape myrtle	<i>Lagerstroemia indica</i>	-	-	1	1
Sweetgum	<i>Liquidambar styraciflua</i>	5	15	21	41
Southern magnolia	<i>Magnolia grandiflora</i>	5	6	3	14
Myoporum	<i>Myoporum laetum</i>	1	-	-	1
Canary island pine	<i>Pinus canariensis</i>	1	9	35	45
London plane	<i>Platanus x hispanica</i>	-	-	5	5
Purple-leaf plum	<i>Prunus cerasifera</i> 'Atropurpurea'	-	-	1	1
Arroyo willow	<i>Salix lasiolepis</i>	-	-	1	1
Windmill palm	<i>Trachycarpus fortunei</i>	-	-	1	1
Mexican fan palm	<i>Washingtonia robusta</i>	-	-	4	4
Xylosma	<i>Xylosma congestum</i>	1	45	11	57
Total		15	77	87	179
		8%	43%	49%	100%

