

Appendix B

Tree Survey

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LIVE OAK ASSOCIATES, INC.

an Ecological Consulting Firm

September 20, 2016

Leianne Humble
Denise Duffy & Associates, Inc.
947 Cass St., Suite 5
Monterey, CA. 93940

Subject: Tree Survey Results for the 2905 South King Road in, San Jose, California

Dear Ms. Humble,

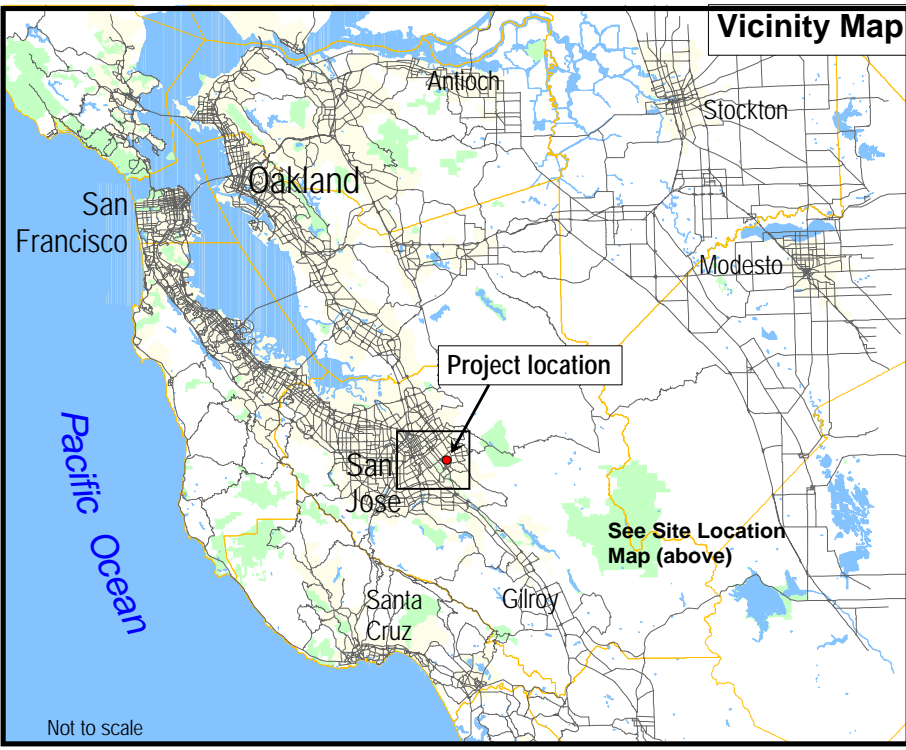
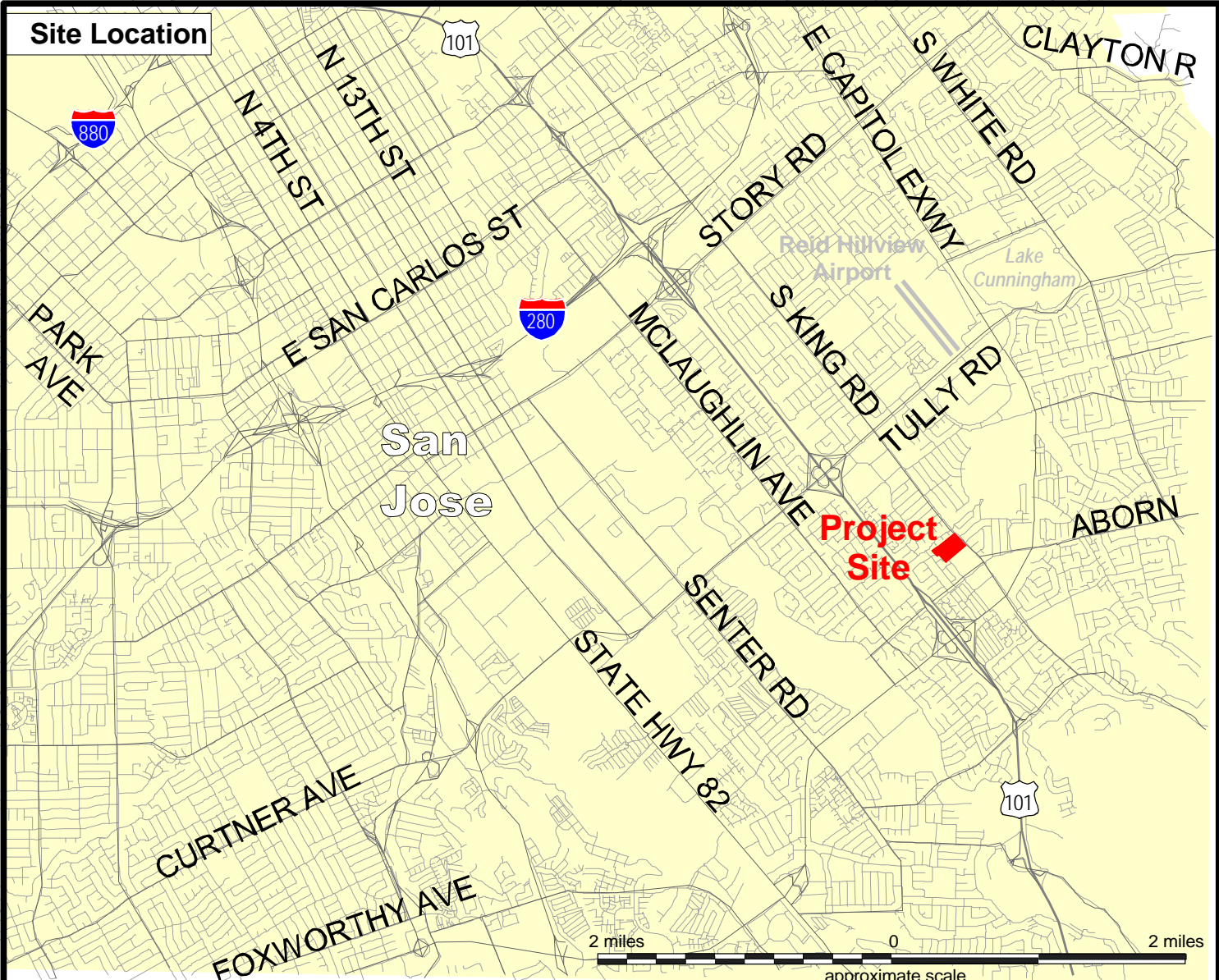
Per your request, Live Oak Associates, Inc. (LOA) conducted a tree survey for the property located at 2905 South King Road (APNs 670-12-006, 010 and 011) in the City of San Jose, Santa Clara County, California (Figure 1). The approximately 9.8 acre property is currently contains 3 large broadcasting antennae towers, a radio station office and studio building in the northwest corner and a small parking space. A self-storage facility is proposed for the site. This tree survey report documents existing trees on the property in advance of the potential development. LOA botanist Neal Kramer (Certified Arborist #WE-7833A) conducted the tree survey for this report on September 6, 2016.

CITY OF SAN JOSE TREE ORDINANCE

The City of San Jose recognizes the many intrinsic values urban forests can contribute to urban areas and encourages the retention and maintenance of mature trees on public and private property as an integral part of that forest.

San Jose Municipal Code requires that a permit be issued by the city and accepted by the permit applicant prior to the removal of any live or dead ordinance sized tree on private property. An “ordinance sized tree” is defined as any live or dead woody perennial plant having a main stem or trunk which measures fifty-six inches or more in circumference (approximately 17.8 inches in diameter) at a height of twenty-four inches above natural grade. For multi-trunk trees, measurement shall include the sum of the circumference of the trunks of that tree at a height of twenty-four inches above natural grade. A “heritage tree” is defined as a tree of special significance to the community that has been designated as such by the city council due to history, girth, height, species, or other unique quality. Heritage tree status provides official recognition and protection of trees on both public and private property.

All trees on the project site with one or more stems of at least 3 inches diameter were inventoried for this report. Consistent with the City’s ordinance, our survey included a record of the



Live Oak Associates, Inc.

2905 So. King Rd. Storage
Site / Vicinity Map

Date	Project #	Figure #
9/07/2016	2072-01	1

Not to scale

scientific and common name, the trunk diameter/circumference at 24-inches above natural grade, approximate height, and the approximate canopy spread for each tree. An assessment of the general health of each tree was also made. Each surveyed tree has been marked with a numbered aluminum tag and its approximate location was mapped.

SURVEY RESULTS AND DISCUSSION

A total of 67 trees representing 14 different species were recorded for this survey. Appendix A of this report provides a table listing each surveyed tree by numbered tag and includes common and scientific name, diameter and circumference of trunk(s), approximate tree height and canopy spread, whether or not the tree is ordinance size, and a general assessment of the of each tree's health. Appendix A also indicates a preliminary assessment of whether each tree will be removed or can be retained. The approximate location of each tree surveyed is shown on Figure 2.

Tree species recorded on this site include Italian cypress (*Cupressus sempervirens 'stricta'*) (13 trees), Chinese elm (*Ulmus parvifolia*) (12 trees), ash (*Fraxinus sp.*) (8 trees), Mexican fan palm (*Washingtonia robusta*) (7 trees), stone pine (*Pinus pinea*) (6 trees), olive (*Olea europea*) (5 trees), bottlebrush (*Callistemon citrinus*) (4 trees), privet (*Ligustrum sp.*) (4 trees), mulberry (*Morus alba*) (2 trees), American elm (*Ulmus americana*) (2 trees), Canary Island date palm (*Phoenix canariensis*) (1 tree), cherry plum (*Prunus cerasifera*) (1 tree), ornamental pear (*Pyrus calleryana*) (1 tree) and Brazilian pepper tree (*Schinus terebinthifolius*) (1 tree). No native trees were recorded as occurring on this site.

Ordinance Trees

Twenty-two ordinance size trees were recorded for this survey. These include 8 Chinese elms, 6 stone pines, 2 Mexican fan palms, 2 ash trees, 1 olive, 1 American elm, 1 Canary Island date palm and 1 Brazilian pepper tree. Ordinance trees are discussed briefly below, their locations on Figure 2 are shown in yellow, and photos documenting ordinance trees are provided with this report as Appendix B.

Trees 1-4, 19 and 40. These six ordinance size stone pine trees have trunk diameters ranging from 30 to 39 inches, heights from approximately 48 to 56 feet and canopy spreads from approximately 30 to 48 feet. All of these trees are in **fair condition**.

Trees 9, 11-18, 20-22. These eight ordinance size Chinese elm trees have trunk diameters ranging from 18 to 24 inches, heights from approximately 22 to 36 feet and canopy spreads from approximately 24 to 54 feet. Trees 13 and 18 are in **good condition**. The remaining six are in **fair condition** with thin foliage and/or other minor defects.

Trees 37 and 39. These two ordinance size ash trees both have trunk diameters of 18 inches. Tree 39 is multi-stemmed from the base. The trees have heights of 42 and 30 feet and canopy spreads of 30 and 18 feet respectively. These trees are in **poor condition**. Both are suppressed under tree #40 and have dead canopy of more than 50 percent.

Tree 48. This ordinance size olive tree has 3 main stems from near the base with combined trunk diameters of 23 inches, an approximate height of 18 feet and a canopy spread of 18 feet. The tree is in **fair condition**.

Tree 53. This ordinance size American elm has a trunk diameter of 30 inches, a height of approximately 48 feet and a canopy spread of 46 feet. The tree is in **fair condition** with many epicormic shoots along the main trunk.



So. King Road

Approximate Project Boundary

Approximate Project Boundary

Approximate Project Boundary



Live Oak Associates, Inc.

2905 So. King Rd. Storage Tree Survey

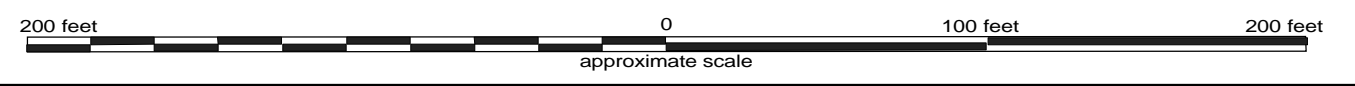
Date	Project #	Figure #
9/07/2016	2072-01	2

LEGEND

Tree Location and Number

- 67 Ordinance Sized Trees
- 62 Non-ordinance Sized Trees

Aerial Photo Courtesy of Google Earth 2012



Tree 54 and 63. These two ordinance size Mexican fan palms both have trunk diameters of 20 inches, and have heights of 28 and 32 feet and canopy spreads of 15 and 12 feet respectively. Both trees are in **good condition**.

Tree 62. This ordinance size Canary Island date palm has a trunk diameter of 26 inches, a height of 18 feet and a canopy spread of 25 feet. The tree is in **good condition**

Tree 67. This ordinance size Brazilian pepper tree has a trunk diameter of approximately 24 inches, a height of approximately 25 feet and a canopy spread of 34 feet. The tree is in **good condition**. The base of this tree is approximately 3 feet outside the northwest project boundary. However, the canopy overhangs the project site along approximately 28 feet of the boundary fence line by up to 12 feet. Tree protection measures should be implemented prior to any ground disturbance to insure that the root system and canopy of this tree are not damaged during project development.

Heritage Trees

No Heritage Trees are present on this site.

Development Impacts

Based on a preliminary site plan available at the time of this report, it is projected that 66 of 67 trees surveyed for this report will be removed for project development. This includes 21 ordinance sized trees. One ordinance size Brazilian pepper tree (Tree 67), located outside but immediately adjacent to the northwest project boundary, can be retained.

For the purpose of safeguarding the health of any trees to be retained, tree protection guidelines provided in Section 13.32.130 of the San Jose Municipal Code should be followed during all phases of development.

Tree Replacement Guidelines

The City of San Jose provides tree replacement guideline ratios for trees that will be removed (Table 1). The species and exact number of required replacement trees will ultimately be determined in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement.

TABLE 1. City of San Jose Replacement Ratio Guidelines for trees to be removed.

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 - 17 inches	3:1	2:1	none	24-inch box
less than 12 inches	1:1	1:1	none	15-gallon container

x:x = tree replacement to tree loss ratio

Note: Trees greater than 18" diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

Unless expressed otherwise, this survey is limited to visual examination of accessible parts without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees discussed in this report may not arise in the future.

If you have any questions regarding findings or other elements of this report, please feel free to contact me at (650) 563-9943 or cell phone (650) 208-0061.

Sincerely,

A handwritten signature in blue ink that reads "Neal Kramer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Neal Kramer
Certified Arborist #WE-7833A

2 Appendices attached

APPENDIX A: Tree Survey Results 2905 South King Road, San Jose, CA September 6, 2016

Tree #	Common Name	Scientific Name	Diameter (inches) at 24" above grade	Circum. (inches)	Height (approx. ft.)	Spread (approx. ft.)	Ordinance Tree*	General Condition**	Disposition	
									Retain	Remove
1	Stone pine	<i>Pinus pinea</i>	35	110	56	48	X	Fair		X
2	Stone pine	<i>Pinus pinea</i>	30	94	52	32	X	Fair		X
3	Stone pine	<i>Pinus pinea</i>	38	119	54	30	X	Fair		X
4	Stone pine	<i>Pinus pinea</i>	33	104	52	32	X	Fair		X
5	Privet	<i>Ligustrum sp.</i>	6+7 =13	41	22	18	-	Fair		X
6	Privet hedge	<i>Ligustrum sp.</i>	9 plants with 1-3" stems	-	14	20	-	Fair		X
7	Mulberry	<i>Morus alba</i>	9	28	27	28	-	Fair		X
8	Mulberry	<i>Morus alba</i>	13	41	30	30	-	Fair		X
9	Chinese elm	<i>Ulmus parvifolia</i>	21	66	22	24	X	Fair		X
10	Mexican fan palm	<i>Washingtonia robusta</i>	17	53	18	14	-	Fair		X
11	Chinese elm	<i>Ulmus parvifolia</i>	18	57	30	32	X	Fair		X
12	Chinese elm	<i>Ulmus parvifolia</i>	15	47	30	30	-	Good		X
13	Chinese elm	<i>Ulmus parvifolia</i>	19	60	32	54	X	Good		X
14	Chinese elm	<i>Ulmus parvifolia</i>	19	60	32	30	X	Fair		X
15	Chinese elm	<i>Ulmus parvifolia</i>	13	41	32	25	-	Fair		X
16	Chinese elm	<i>Ulmus parvifolia</i>	24	75	36	54	X	Fair		X
17	Chinese elm	<i>Ulmus parvifolia</i>	17	53	34	35	-	Good		X
18	Chinese elm	<i>Ulmus parvifolia</i>	19	60	35	44	X	Good		X
19	Stone pine	<i>Pinus pinea</i>	39	122	48	48	X	Fair		X
20	Chinese elm	<i>Ulmus parvifolia</i>	19	60	26	26	X	Fair		X
21	Chinese elm	<i>Ulmus parvifolia</i>	16	50	36	32	-	Fair		X
22	Chinese elm	<i>Ulmus parvifolia</i>	19	60	30	26	X	Fair		X
23	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	5	16	8	3	-	Fair		X
24	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	8	25	18	3	-	Fair		X
25	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	8	25	22	3	-	Good		X
26	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	8	25	30	3	-	Good		X
27	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	8	25	27	4	-	Good		X
28	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	7	22	26	3	-	Good		X
29	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	5	16	16	4	-	Good		X
30	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	7	22	26	4	-	Good		X
31	Cherry plum	<i>Prunus cerasifera</i>	3+4 =7	22	15	12	-	Fair		X
32	Privet	<i>Ligustrum sp.</i>	4+3 = 7	22	12	15	-	Fair		X
33	Ash	<i>Fraxinus sp.</i>	6	19	23	10	-	Fair		X
34	Ash	<i>Fraxinus sp.</i>	5	16	26	9	-	Fair		X
35	Ash	<i>Fraxinus sp.</i>	5	16	25	12	-	Fair		X
36	Bottlebrush	<i>Callistemon citrinus</i>	7	22	16	12	-	Fair		X

APPENDIX A: Tree Survey Results 2905 South King Road, San Jose, CA September 6, 2016

Tree #	Common Name	Scientific Name	Diameter (inches) at 24" above grade	Circum. (inches)	Height (approx. ft.)	Spread (approx. ft.)	Ordinance Tree*	General Condition**	Disposition	
									Retain	Remove
37	Ash	<i>Fraxinus sp.</i>	23	72	42	30	X	Fair		X
38	Ash	<i>Fraxinus sp.</i>	14	44	24	12	-	Poor		X
39	Ash	<i>Fraxinus sp.</i>	7+8+8 =23	72	30	18	X	Poor		X
40	Stone pine	<i>Pinus pinea</i>	31	97	48	50	X	Fair		X
41	Ash	<i>Fraxinus sp.</i>	6	19	26	10	-	Fair		X
42	Bottlebrush	<i>Callistemon citrinus</i>	4+4+3+5 =16	50	15	15	-	Fair		X
43	Bottlebrush	<i>Callistemon citrinus</i>	5+3 =8	25	18	12	-	Poor		X
44	Bottlebrush	<i>Callistemon citrinus</i>	7	22	20	12	-	Fair		X
45	Olive	<i>Olea europea</i>	4+3+4 =11	35	20	14	-	Fair		X
46	Ash	<i>Fraxinus sp.</i>	3+4+4 =11	35	18	12	-	Fair		X
47	Olive	<i>Olea europea</i>	3+4+3 =10	31	9	20	-	Fair		X
48	Olive	<i>Olea europea</i>	6+6+11 =23	72	18	18	X	Fair		X
49	American elm	<i>Ulmus americana</i>	4+3+4+4 =15	47	18	20	-	Fair		X
50	Mexican fan palm	<i>Washingtonia robusta</i>	14	44	18	9	-	Fair		X
51	Olive	<i>Olea europea</i>	8	25	20	18	-	Fair		X
52	Olive	<i>Olea europea</i>	4	13	14	12	-	Fair		X
53	American elm	<i>Ulmus americana</i>	30	94	48	46	X	Fair		X
54	Mexican fan palm	<i>Washingtonia robusta</i>	20	63	28	15	X	Good		X
55	Mexican fan palm	<i>Washingtonia robusta</i>	17	53	30	12	-	Fair		X
56	Ornamental pear	<i>Pyrus calleryana</i>	6	19	22	8	-	Fair		X
57	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	8	25	16	6	-	Fair		X
58	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	5+5 =10	31	15	5	-	Fair		X
59	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	8	25	6	4	-	Fair		X
60	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	10	31	16	5	-	Fair		X
61	Italian cypress	<i>Cupressus sempervirens 'stricta'</i>	8+3 =11	35	16	6	-	Fair		X
62	Canary Island date palm	<i>Phoenix canariensis</i>	26	82	18	25	X	Good		X
63	Mexican fan palm	<i>Washingtonia robusta</i>	20	63	32	12	X	Good		X
64	Privet	<i>Ligustrum sp.</i>	3	9	15	10	-	Good		X
65	Mexican fan palm	<i>Washingtonia robusta</i>	15	47	18	10	-	Good		X
66	Mexican fan palm	<i>Washingtonia robusta</i>	15	47	15	10	-	Good		X
67	Brazilian pepper tree	<i>Schinus terebinthifolius</i>	24	75	25	34	X	Good	X	

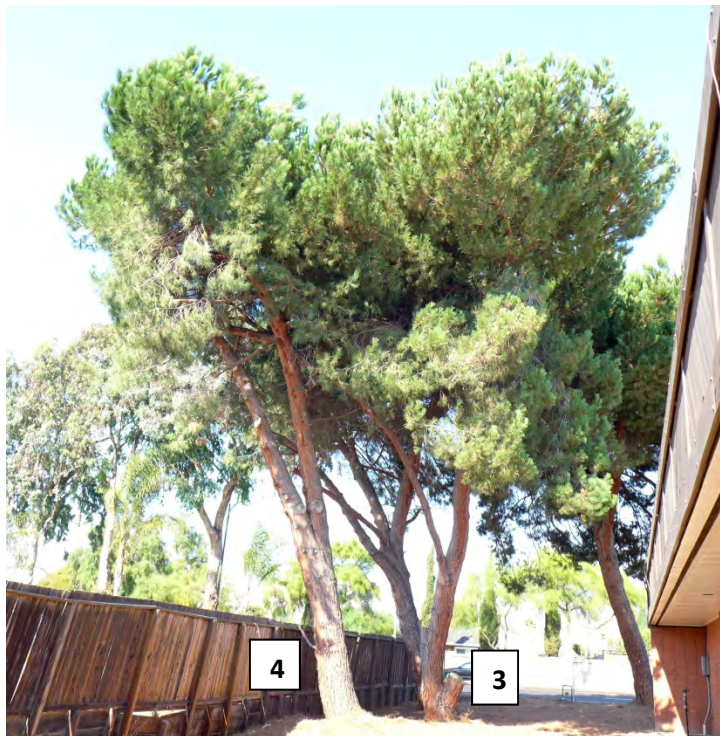
* In addition to being indicated in the Ordinance Tree Column, ordinance trees are shown in bold lettering.

** Health: **Good** = 80-100% healthy foliage and no significant defects; **Fair** = 50-79% healthy foliage and/or minor defects; **Poor** = 5-49% healthy foliage and/or other significant defects; **Dead** = less than 5% healthy foliage

APPENDIX B: Ordinance Sized Trees
2905 South King Road, San Jose, CA. September 6, 2016



Trees 1 and 2: Stone pine (*Pinus pinea*). Viewed from the southeast.



Tree 3 and 4: Stone pine. Viewed from the southwest.



Tree 9: Chinese elm (*Ulmus parvifolia*). Viewed from the west.



Tree 11: Chinese elm (*Ulmus parvifolia*). Viewed from the southwest.



Tree 13: Chinese elm. Viewed from the west.



Trees 14: Chinese elm. Viewed from the west.



Tree 16: Chinese elm. Viewed from the southwest.



Tree 18: Chinese elm. Viewed from the southwest.



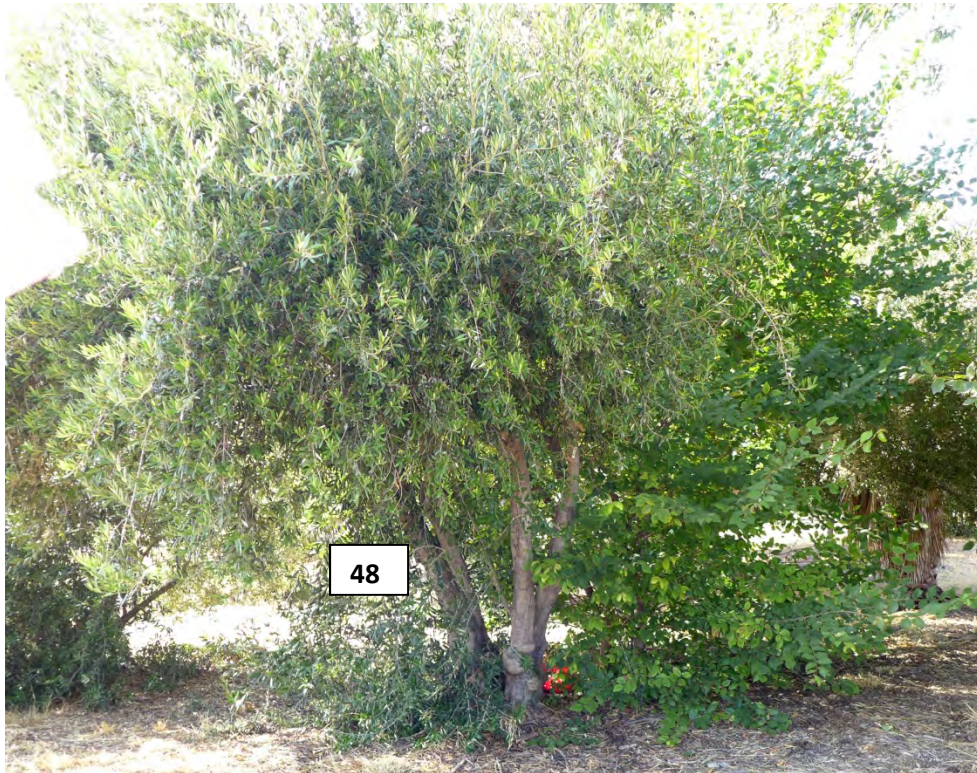
Trees 19 and 20: Stone pine and Chinese elm. Viewed from the south.



Tree 22: Chinese elm. Viewed from the west.



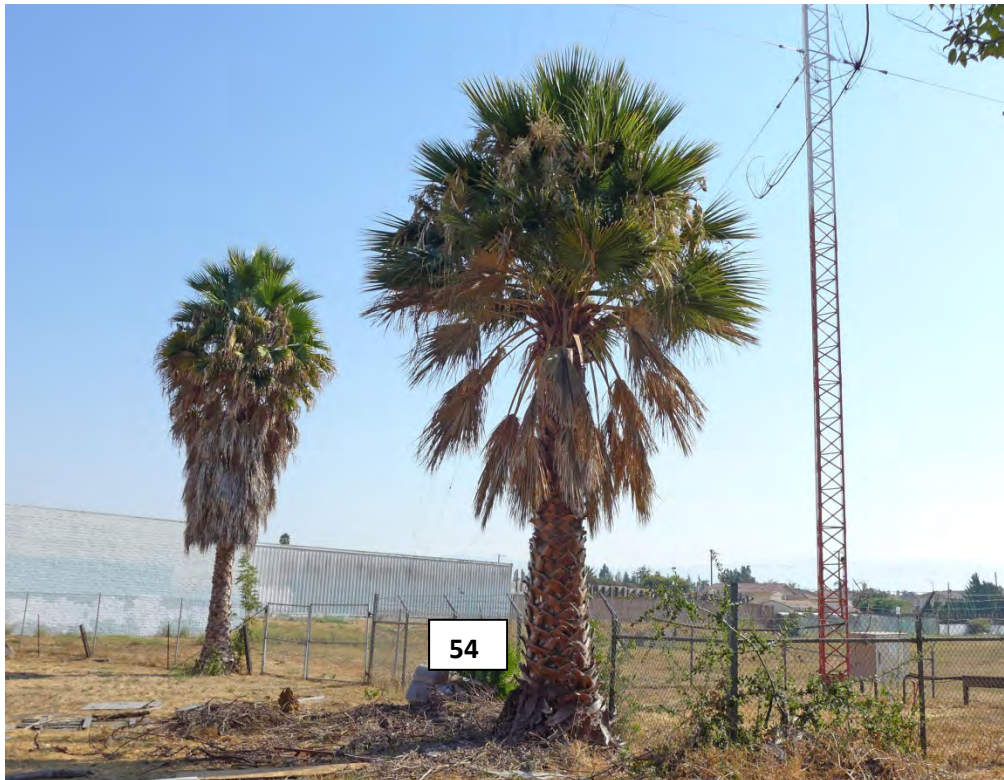
Trees 37, 39 and 40: Ash (*Fraxinus* sp.) and stone pine. Viewed from the west.



Tree 48: Olive (*Olea europea*). Viewed from the east.



Tree 53: American elm (*Ulmus americana*). Viewed from the northwest.



Tree 54: Mexican fan Palm (*Washingtonia robusta*). Viewed from the north.



Tree 62: Canary Island date palm (*Phoenix canariensis*). Viewed from the north.



Tree 63: Mexican fan palm. Viewed from the east.



Tree 67: Brazilian pepper tree (*Schinus terebinthifolius*). Viewed from the south.

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