



Tree Inventory

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Site Address:

715 West Julian Street
San Jose, Ca 95126

1.1 Introduction

Mr. Kurt B. Anderson retained me to inventory all trees at 715 West Julian Street, San Jose. The property consist of two separate parcels. Parcel 1 has an APN # of 261 01 094 and is considered LI (Light Industrial zone). Parcel 2 has an APN # of 261 01 030 and is considered CP (Commercial Pedestrian zone). My assignment was to inspect all trees on the property, identify species, record diameter, canopy width, and determine their condition.

Report Limitations

My evaluation of the trees is based on a basic visual inspection of the site and trees. My assessment and the information in this report is restricted to the time my inspection took place. The information in this report is restricted to the condition of the trees at the time of my inspection.

Purpose and Use of Report

This report can be used to help in planning and plan review. It will help identify tree species, tree conditions and location. It will help guide during the design of the project for the placements of utilities, structures, hardscape, and construction activities. It presents recommendations and mitigation options. The recommendations in this report are restricted to the condition of the trees during my site visit on January 31, 2017.



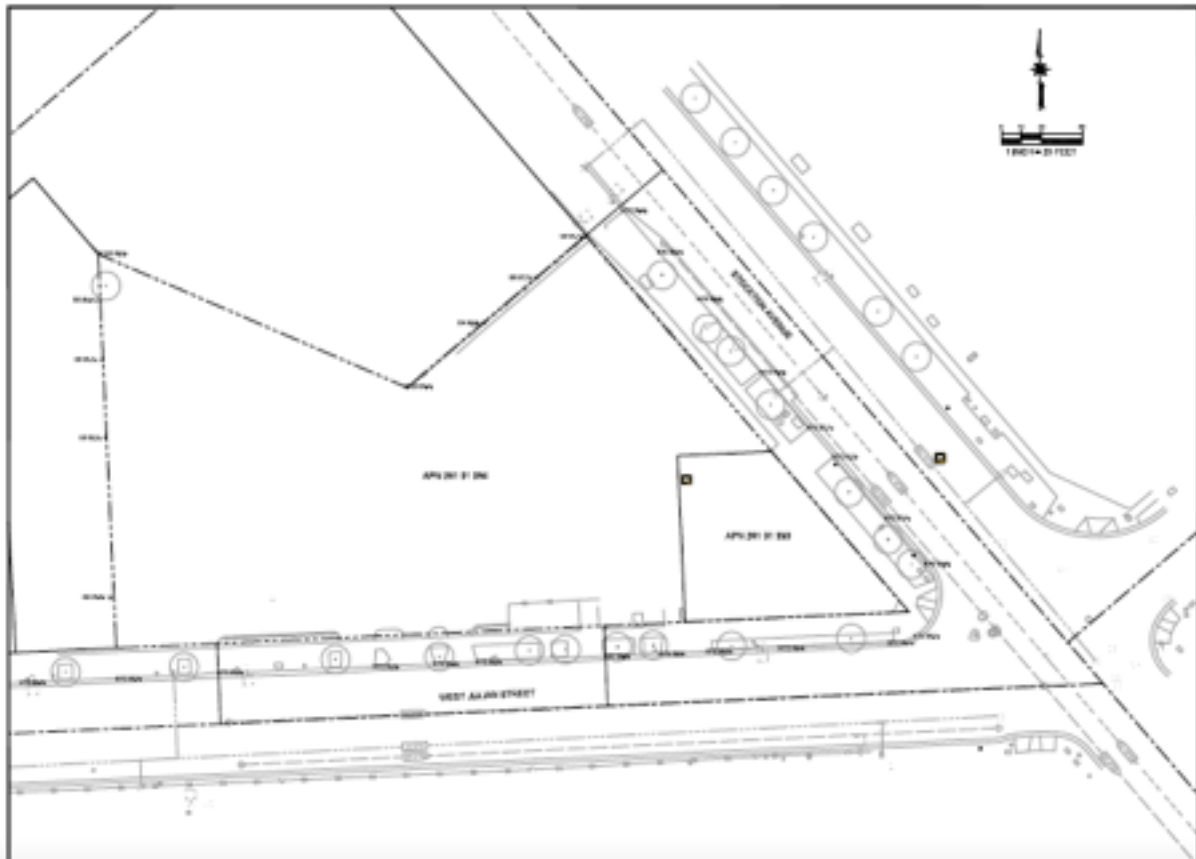
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1.2 Assignment

- a) Provide tree inventory of trees located at 715 West Julian Street, San Jose CA 95126
- b) Assess current tree health, structure, vigor, and overall tree condition.
- c) Assess impact to current trees by proposed development
- d) Provide recommendations

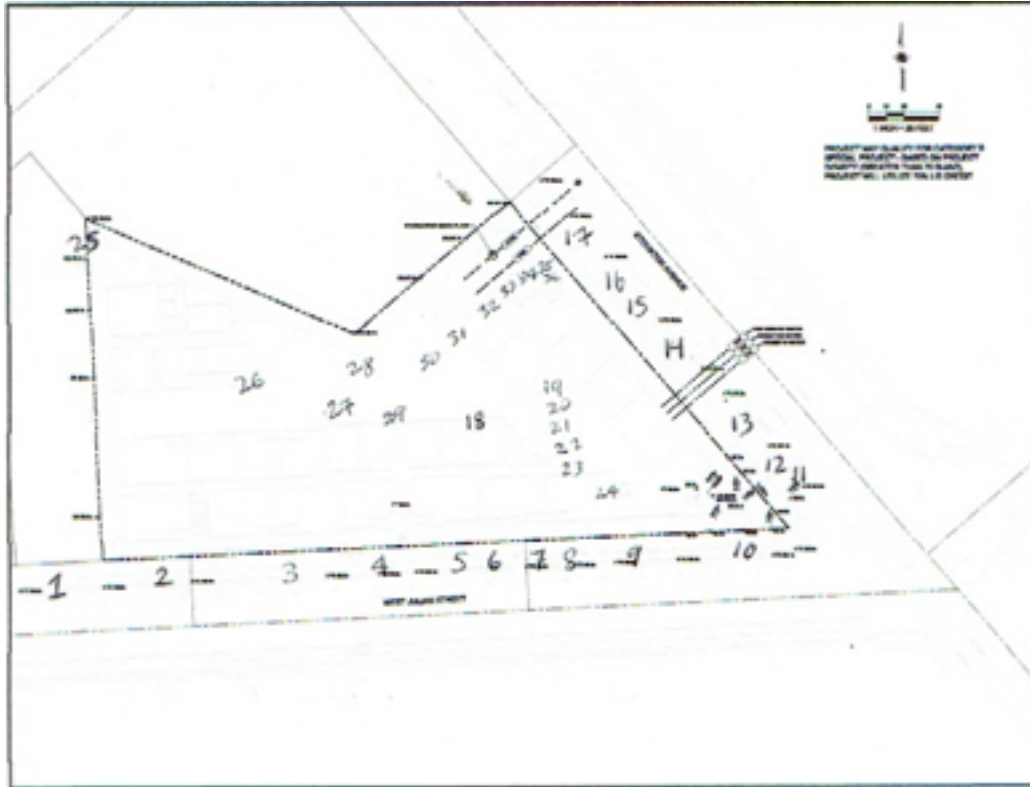
1.3 Project Description

Mr. Kurt B Anderson is proposing to develop new Apartments on both parcel 1 and parcel 2 as seen on the site plan below provided by Kurt B. Anderson. The existing site holds several commercial buildings and two residential homes.





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Tree Inventory: 715 West Julian Street, San Jose, CA 95126



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1.4 San Jose Tree Ordinance

City Of San Jose Municipal Code Chapter:

13.32.020 - Definitions.

- i. "Tree" means any live or dead woody perennial plant characterized by having a main stem or trunk which measures fifty-six inches or more in circumference at a height of twenty-four inches above natural grade slope. For purposes of this chapter, a multi-trunk tree shall be considered a single tree and measurement of that tree shall include the sum of the circumference of the trunks of that tree at a height of twenty-four inches above natural grade slope. "Tree" shall include the plural of that term.

13.28.095 Street tree.

"Street tree" shall mean any tree that is planted on a street.

13.32.140 - Heritage trees.

- a. Any tree as the term "tree" is defined in [Section 13.28.020](#) chapter i. located on private property which, because of factors including but not limited to its history, girth, height, species or unique quality, has been found by the city council to have a special significance to the community shall be designated a heritage tree. Such trees shall be placed on a heritage tree list which shall be adopted by the city council by resolution, which resolution may be amended from time to time to add to or delete certain trees therefrom.

Heritage Trees

The City's Heritage Tree List identifies over 100 trees with special significance to the community because of their size, history, unusual species, or unique quality. This list is updated from time to time to add or delete certain trees; see [City Council Resolution 75974](#) and the City's [Heritage Tree Map](#). Pursuant to [Chapter 13.28 of the San Jose Municipal Code](#), it is illegal to prune or



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remove a heritage tree without first consulting the City Arborist and obtaining a permit; fines up to \$30,000 per tree may apply.

For questions regarding Heritage Trees, please contact the City Arborist at (408) 794-1901 or arborist@sanjoseca.gov *For security reasons, you must enable JavaScript to view this E-mail address.*

Ordinance-Size Trees

An ordinance-size tree on private property is either:

- Single Trunk - 56 inches or more in circumference at 2 feet above ground; or
- Multi-trunk - The combined measurements of each trunk circumference (at 2 feet above ground) add up to 56 inches or more.

For multifamily residences, commercial properties, and industrial properties, a permit is required for the removal of trees of any size. For trees on these properties, a Tree Removal Permit is required if the tree is ordinance sized, or a [Permit Adjustment](#) is required if the tree is smaller than ordinance sized.



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1.5 Tree Info

Street Trees



Tree No: 1

Species: London
Plane Tree - *Platanus*
x acerifolia

City Status: Street
Tree

Trunk diameter: 18.4
inches

Health: Good,

Stability: Good

Canopy: 30 ft.

TPZ: N/A

Radius Minimum

Recommendation:
Protect from
mechanical damage
by construction
vehicles. Install 6 feet
tall tree protective
fencing around soil
area. Or install straw
wattle around trunk
of tree.



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Tree No: 2



Species: London Plane Tree
- *Platanus x acerifolia*

City Status: Street Tree

Trunk diameter: 29.6 inches

Health: Good,

Stability: Good

Canopy: 60 ft.

TPZ: Protect entire planting

area.

Recommendation: Protect from mechanical damage by construction vehicles. Install 6 feet tall tree protective fencing around soil area. Or install straw wattle around trunk of tree.



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Tree No: 3



Species: London
Plane Tree -
Platanus x
acerifolia

City Status: Street
Tree

Trunk diameter:
20.3 inches

Health: Good

Stability: Good

Canopy: 40ft.

TPZ: Entire
planting area.

Recommendation: Protect from mechanical damage. Install 6 feet tall tree protection fencing around planting area or install straw wattle around trunk of tree.



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Tree No: 4

Species: London Plane tree
- platanus acerifolia

City Status: Street Tree

Trunk diameter: 15.2 inches

Health: Good

Stability: Good

Canopy: 40 ft.

TPZ: Entire planting area
minimum

Recommendation: Protect
from mechanical damage.



Install 6 feet tall tree protection fencing around planting area or install straw wattle around trunk of tree.



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Tree No: 5 (left)

Tree No: 6 (right)



Species: London plane tree
- Platanus x acerifolia

City Status: Street Trees

Trunk diameter:

T5: 22.2 inches.

T6: 14.3

Health:

T5: Good

T6: Good

Stability:

T5: Fair

T6: Fair

Canopy:

T5: 40ft unbalanced, leans towards street

T6: 35ft. unbalanced, leans.

TPZ: Entire planting area minimum.

Recommendation: Protect from mechanical damage. Install 6 feet tall protection fencing around entire planting area.



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Tree No: 7 (left)

Tree No: 8 (right)



Species: London plane tree
- Platanus x acerifolia

City Status: Street Trees

Trunk diameter:

T7: 17.5 inches.

T8: 23.2 inches

Health:

T7: Good

T8: Good

Stability:

T7: Good

T8: Good

Canopy:

T7: 40ft

T8: 45ft.

TPZ: Entire planting area minimum.

Recommendation: Protect from mechanical damage. Install 6 feet tall protection fencing around entire planting area or install straw wattle around tree trunk.



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Tree No: 9



Species: London Plane Tree -
Platanus x acerifolia

City Status: Street Tree

Trunk diameter: 7.6 inches

Health: Good

Stability: Good

Canopy: 15ft.

TPZ: Entire planting area minimum.

Recommendation: Protect from mechanical damage. Install 6 feet tall protection fencing around entire planting area or install straw wattle around tree trunk.



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Tree No: 10



Species: London Plane
Tree - *Platanus x
acerifolia*

City Status: Street Tree

Trunk diameter: 6.6 inches

Health: Good,

Stability: Good

Canopy: 12 ft.

TPZ: Entire planting area
minimum.

Recommendation: Protect
from mechanical damage.
Install 6 feet tall protection
fencing around entire
planting area or install
straw wattle around tree
trunk.



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Tree No: 11



Species: Western Redbud
Tree - *cercis occidentalis*

City Status: Street Tree

Trunk diameter: 6.0 inches

Health: Good

Stability: Good

Canopy: 18 ft.

TPZ: Protect entire
planting area.

Recommendation: Protect
from mechanical damage.
Install 6 feet tall protection

fencing around entire planting area.



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Tree No: 12



Species: London Plane Tree - Platanus x acerifolia

City Status: Street Tree

Trunk diameter: 7.6 inches

Health: Good

Stability: Good

Canopy: 21 ft.

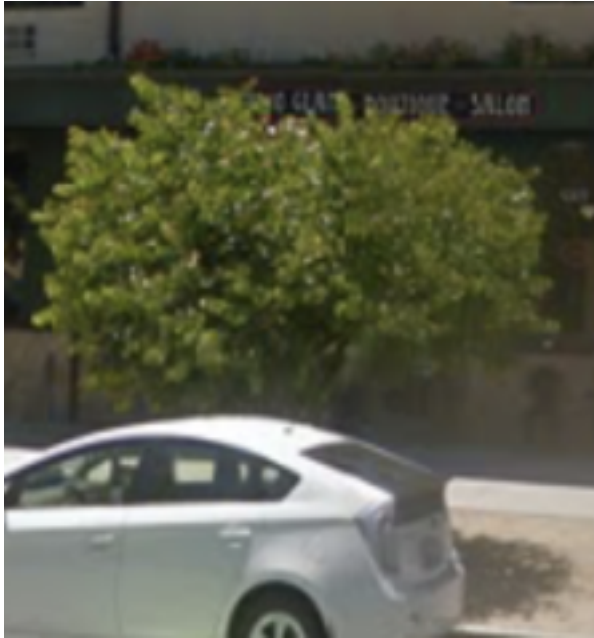
TPZ: Protect entire planting area.

Recommendation: Protect from mechanical damage. Install 6 feet tall protection fencing around entire planting area.



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Tree No: 13



Species: Western Redbud Tree - *cercis occidentalis*

City Status: Street Tree

Trunk diameter: 4.5 inches

Health: Good

Stability: Good

Canopy: 15 ft.

TPZ: Protect entire planting area.

Recommendation: Protect from mechanical damage. Install 6 feet tall protection fencing around entire planting area.



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Tree No: 14



Species: London Plane Tree -
Platanus x acerifolia

City Status: Street Tree

Trunk diameter: 8.2 inches

Health: Good

Stability: Good

Canopy: 20 ft.

TPZ: Protect entire planting area.

Recommendation: Protect from
mechanical damage. Install 6 feet
tall protection fencing around entire
planting area.



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Tree No: 15



Species: Glossy Privet Tree -
Ligustrum lucidum

City Status: Street Tree

Trunk diameter: 18.1 inches

Health: Good

Stability: Good

Canopy: 30 ft

TPZ: Protect entire planting area.

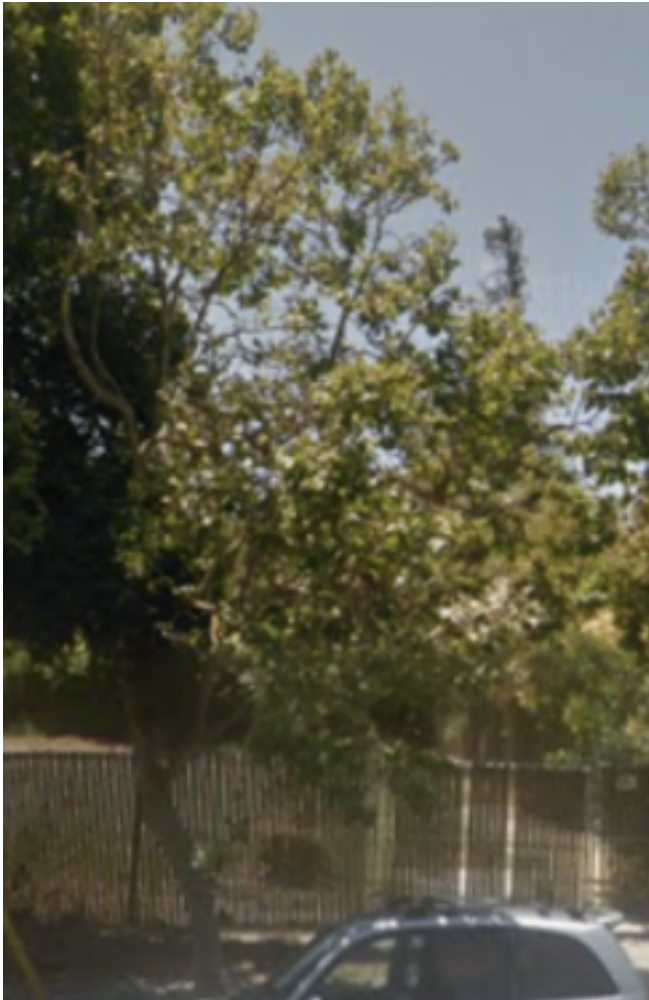
Recommendation: Protect from
mechanical damage. Install 6 feet tall
protection fencing around entire

planting area.



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Tree No: 16



Species: London Plane Tree

Platanus x acerifolia

City Status: Street Tree

Trunk diameter: 10 inches

Health: Good

Stability: Good

Canopy: 25 ft.

TPZ: Protect entire planting area.

Recommendation: Protect from mechanical damage. Install 6 feet tall protection fencing around entire planting area.



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Tree No: 17



Species: London Plane
Tree - *Platanus x
acerifolia*

City Status: Street Tree

Trunk diameter: 12.1
inches

Health: Good

Stability: Good

Canopy: 40 ft.

TPZ: Protect entire
planting area.

Recommendation:
Protect from mechanical
damage. Install 6 feet tall
protection fencing around
entire planting area.



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Trees on Private Property

Tree No: 18



Species: Washingtonia Filifera

City Status: Ordinance-size tree

Trunk diameter: 35.6 inches

Health: Good

Stability: Good

Canopy: 13 ft

TPZ: 15ft Radius

Recommendations: Remove.

Tree will not accommodate new proposed buildings.



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Tree No: 19



Species: Tree of heaven -Ailanthus altissima

City Status: Ordinance-size tree

Trunk diameter: Multi trunk
40 inches

Health: Fair

Stability: Poor

Canopy: 30 ft

TPZ: 15ft Radius

Recommendations: Poor species. Remove.
Tree will not accommodate new proposed buildings.





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Tree No: 20



Species: Tree of heaven
Ailanthus altissima
City Status: Ordinance-size tree

Trunk diameter:
21.9 inches

Health: Fair

Stability: Poor

Canopy: 25 ft

TPZ: 15ft Radius

Recommendations: Poor species. Remove.

Tree will not accommodate new proposed buildings.





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Tree No: 21



Species: Tree of heaven

Ailanthus altissima

City Status: Ordinance-size tree

Trunk diameter: Multi trunk 7.9,
7.3,4.1,6.3, 10.5

36.1 inches

Health: Poor

Stability: Poor

Canopy: 30 ft

15ft Radius

Recommendations: Poor species. Remove.

Tree will not accommodate new proposed buildings.

TPZ:





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Tree No: 22



Species: Tree of heaven

Ailanthus altissima

City Status: Smaller than Ordinance-size tree (permit adjustment required)

Trunk diameter: 14.3.1inches

Health: Poor

Stability: Poor

Canopy: 20 ft

TPZ: 15ft Radius

Recommendations: Poor species. Remove.

Tree will not accommodate new proposed buildings.





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Tree No: 23



Species: Tree of heaven-
Ailanthus altissima

City Status: Smaller than
Ordinance-size tree (permit
adjustment required)

Trunk diameter: 14.3.1inches

Health: Fair

Stability: Poor

Canopy: 15 ft

TPZ: 15ft Radius

Recommendations: Poor species. Remove.
Tree will not accommodate new proposed buildings.





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Tree No: 24



Species: Tree of heaven- *Ailanthus altissima*

City Status: Smaller than Ordinance-size tree (permit adjustment required)

Trunk diameter: 16.5 inches

Health: Fair

Stability: Poor

Canopy: 20 ft

TPZ: 15ft Radius

Recommendations: Poor species. Remove.

Tree will not accommodate new proposed buildings.



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Tree No: 25



Species: Tree of heaven- Ailanthus altissima

City Status: Ordinance-size tree

Trunk diameter: 29.2inches

Health: Poor

Stability: Poor

Canopy: 35 ft

TPZ: N/A

Recommendations: Poor species. Large cavity and decay at base. Remove. Potential hazard.





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Tree No: 26



Species: Tree of heaven-
Ailanthus altissima

City Status: Smaller than
Ordinance-size tree (permit
adjustment required)

Trunk diameter: 14 inches

Health: Fair

Stability: Poor

Canopy: 25 ft

TPZ: 15ft Radius

Recommendations: Poor
species. Remove.

Tree will not accommodate
new proposed buildings.



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Tree No: 27



Species: Redwood tree -
Sequoia sempervirens

City Status: Ordinance-size
tree

Trunk diameter: 44.5 inches

Health: Fair, drought stressed

Stability: Good

Canopy: 35 ft

TPZ: 15ft Radius

Recommendations: Good
specimen. Preserve.

Install tree protective fencing
at 15 feet radius.



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Tree No: 28



Species: Hollywood Juniper
Juniperus chinensis

City Status: Smaller than
Ordinance-size tree (permit
adjustment required)

Trunk diameter: 16.5inches

Health: Good

Stability: Fair, Leaning

Canopy: 25 ft

TPZ: 15ft Radius

Recommendations: Poor
construction tolerance species.
Remove and replace.



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Tree No: 29



Species: Chinese pistache
- pistacia chinensis

City Status: Smaller than
Ordinance-size tree
(permit adjustment
required)

Trunk diameter: 14.6
inches

Health: Poor

Stability: Poor, Multiple
failures

Canopy: 30 ft

TPZ: N/A

Recommendations:
Remove. Poor condition.
Cannot be repaired with
pruning.



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Tree No: 30



Species: London plane tree
platanus x acerifolia

City Status: Smaller than
Ordinance-size tree

Trunk diameter: 16.2
inches

Health: Good

Stability: Good

Canopy: 25 ft

TPZ: 10 ft. radius

Recommendations:
Preserve. Install 6 feet high
protective tree fencing.



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Tree No: 31



Species: Mayten

maytenus boaria

City Status: Smaller than Ordinance-size tree (permit adjustment in required)

Trunk diameter: 15.6 inches

Health: Fair and declining

Stability: Fair

Canopy: 18ft

TPZ:N/A

Recommendations: Remove. Poor construction tolerance. Tree will not accommodate new buildings.



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Tree No: 32



Species: Glossy privet

Ligustrum lucidum

City Status: Smaller than
Ordinance-size tree (permit
adjustment in required)

Trunk diameter: 7.0 inches

Health: Good

Stability: Good

Canopy: 12 ft.

TPZ:N/A

Recommendations: Remove. Tree
will not accommodate new
buildings.



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Tree No: 33



Species: Mayten

Maytenus boaria

City Status: Smaller than
Ordinance-size tree
(permit adjustment in
required)

Trunk diameter: 9.5 inches

Health: Poor

Stability: Poor

Canopy: 10 ft.

TPZ:N/A

Recommendations:
Remove. Tree will not
accommodate new
buildings.



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Tree No: 34 (right)

Tree No 35 (left)



Species: Glossy privet

Ligustrum lucidum

City Status: Smaller than Ordinance-size tree (permit adjustment in required)

Trunk diameter:
T34: 7.6inches
T35: 13 inches

Health:
T34: Good
T35: Good

Stability:
T34: Poor. weak form
T35: Poor. weak form

Canopy: 10 ft.
TPZ: N/A

Recommendations: Remove both trees. Trees will not accommodate new buildings.



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Tree No: 36



Species: Brazillian pepper
schinus terebinthifolia

City Status: Smaller than
Ordinance-size tree
(permit adjustment in
required)

Trunk diameter: 7.6 inches

Health: Fair

Stability: Fair

Canopy: 9ft.

TPZ:N/A

Recommendations:
Remove. Tree will not
accommodate new
buildings.



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1.6 General Tree Protection

General Tree Protection

Construction within the root zones of trees can have a devastating impact on their health, longevity, and stability. Root injury from excavation and soil compaction are the two most important concerns. There should be no pruning done to the tree other than removal of deadwood to clean up the canopy if desired. The protected trees must have protective fencing erected around the drip line of the tree to avoid soil compaction or contamination, mechanical injury to the roots, trunk, branching or foliage, and to delineate the tree protection zone (TPZ). Fencing should be installed using

1. (5'-6') foot high chain link fence mounted on two inch diameter galvanized iron post driven into the ground to a depth of at least 1.5-feet or similar method.
2. Orange plastic snow fencing mounted on lodge pole wood stakes driven to a depth of at least 1.5-feet. Lower (3'-4') foot Snow fencing can be effective if properly monitored and everyone involved in the project is informed of the reasons for the fencing and the consequences of non-compliance.

This fencing shall remain in place until entire project is completed and no work is being performed. Absolutely no activity is allowed within the protective fencing without prior consent of the Arborist.

Trees are very susceptible to various wood rotting pathogens such as Armillaria root rot (oak root fungus) Armillaria mellea. These pathogens can enter the tree through damage or torn tissues in the wood and roots. Roots exposed by excavation should be protected from exposure to sun and desiccation. When excavating near or beyond the dripline. Ripped, splintered or fractured portions of roots should be re cut using a sharp tools only and the cut should be made flat across the root and with the adjacent bark intact.

A Warning or Do not Enter sign shall be visibly displayed on the protective fence. No tree may have their canopy altered without prior consent of the project Arborist. Wood chips or leaf litter shall cover bare soils within and/or around the trees prior to fencing to help lessen compaction & improve tree health. The chips shall cover the entire TPZ to a depth of no more than 4 inches. The tree trunks shall remain clear of debris. Leaf litter should be left on the ground & not raked up. Drainage or grade changes are not allowed within the (TPZ) under no circumstances. If



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grade changes have to be made beyond the dripline they shall not significantly alter the drainage.

All contractors, sub-contractors and employees should be notified of activities prohibited within the tree protection zone (TPZ) such as Storage of equipment, vehicles, building material, waste, or soil and there should be no dumping of poisonous materials on or around the (TPZ). Poisonous materials include, but are not limited to, paint, concrete, petroleum products, stucco, stucco mix, dirty water, or any other material that may have a negative affect on tree health. Finish work plays a major role, and at this phase poisonous materials are often poured within the (TPZ).

A designated area for the following should be implemented as far away from the tree protection zone preferably on the opposite side of the site. Building material storage, area for cleaning equipment, dumping toxic building wastes, storing excavated soils, and access routes for building equipment.

Construction sites can be very stressful to trees. Proper tree preparation & protection are key to tree survival & will benefit the owners & help retain the semi-rural feel of the property in the end. Tree irrigation, protective fencing, and proper planning & communication with the contractors will go a long way towards a successful project. Trees should be monitored for symptoms of stress and injury at least one per month.

Sincerely,

Daniel Soto

ISA Certified Arborist WE-8884A

650-722-0908