

APPENDIX F

ARBORIST REPORT

July 27, 2007

Akoni Danielson, Principal Planner
City of San Jose, Department of Planning, Building & Code Enforcement
200 E. Santa Clara Street, Tower 3
San Jose, CA 95113

Subject: Arborist Report for the Japantown Corporation Yard Redevelopment Project
San Jose, Santa Clara County, California

Dear Akoni:

This letter provides the results of a tree survey at the proposed Japantown Corporation Yard Redevelopment Project ("Project") site. The Regional location of the project site is situated in Central San Jose, California, east of the Civic Center within the Guadalupe River watershed (Figure 1). The general location of the project site is within a rectangle formed by Taylor Street on the north, Jackson Street on the south, 6th Street on the west, and 7th Street on the east. The site is comprised of two separate parcels totaling approximately 6.35 acres: the approximately 5.8-acre Japantown Corporation Yard and the approximately 0.55-acre City surface parking lot across 6th Street to the west. A mix of residential and light commercial development border the site on three sides, while the Southern Pacific Railroad runs through an adjacent lot to the east (Figure 2). Methodology and results of the tree survey is presented below.

Methods

LSA's certified arborist Timothy Milliken visited the project site on July 3, 2007 to record tree information and to position each tree on the project aerial photo (Figure 2). Trunk diameter of each tree was measured at a point 24 inches above the natural grade with a Biltmore stick. If an individual tree had multiple trunks, the total diameter of all trunk diameters was totaled. An Ordinance-size tree determination was made if the tree had a diameter equal to or greater than 17.83 inches (56 inch circumference) at 24 inches above the natural grade. The overall health of each tree was evaluated. The position of each tree was mapped based upon their relationship to existing structures as seen on the aerial photo.

In addition to the tree survey the site was visually inspected in order to verify that the site is indeed currently developed and that no habitat exists on the site for nesting raptors. LSA's arborist is familiar with the Environmental Clearance Applications as provided by the San Jose Planning Department. The Environmental Clearance Application details methods and measurements to be used for conducting tree surveys for environmental clearance.

Results

Results for this tree survey are presented in Table 1 and Table 2. Table 1 includes seven columns including tree Name, Size, if it is an Ordinance-size tree or not, Condition, and two Project Impact columns. The Project Impact columns indicate whether a tree will be removed or retained based upon the preliminary site plan. Table 2 presents results indicating which of the trees in Table 1 are considered Ordinance-size trees. Table 1 shows that a total of 68 trees comprised of 12 different species associated with this project.

The Ordinance-size tree column in Table 1 provides a yes or no answer to indicate whether or not project trees are equal to or greater than 17.83 inches in diameter (56 inch circumference) at 24 inches above the natural grade. Results in this column indicate that eight Ordinance-size trees occur on the site, and include one multi-stemmed bottle brush (*Callistemon sp.*, tree # 31), two yellowwood (*Afrocarpus falcatus*, trees # 34, and 49), one Japanese elm (*Ulmus japonica*, tree # 37), one tree-of-heaven (*Ailanthus altissima*, tree # 39), two Australian willow (*Geijera parviflora*, trees # 3, and 68), and one California fan palm (*Washington filifera*, tree # 42). Attachment A provides photographic documentation of all Ordinance-size trees associated with the project.

Results presented in the removal portion of the Project Impact column of Table 1 shows that 22 trees are listed for removal, including five bottle brush (trees # 29 - 33), four European white birch (*Betula pendula*, trees # 50 - 53), three yellowwood (trees # 34, 35, and 49), three tree-of-heaven (trees # 39, 40, and 58), two junipers (trees # 14, and 47), two Japanese elm (trees # 37 - 38), one evergreen pear (trees # 36), and one California fan palm (tree # 42).

The results in the retain portion of the Project Impact column of Table 1 indicates that 46 trees are listed for retention based upon the assumption that there will be minimal alteration of sidewalk planting strip. These trees include 31 sweet gum (*Liquidambar styraciflua*, trees # 4 - 26, 43 - 46, and 62 - 65), 12 Australian willow (trees # 1 - 3, 54 - 57, 59 - 61, and 66 - 68), two Japanese cherry (trees # 27, and 28), and one raywood ash (*Fraxinus oxycarpa*, tree # 48).

Table 2 presents the results of the Ordinance-size tree survey. The eight Ordinance-size trees observed on the site, including six trees within the planned development footprint, and two trees outside of the development footprint within the sidewalk planting strip. These trees include two Australian willow (ordinance trees # 1, and 8, project trees # 3, and 68), two yellowwood (ordinance trees # 3, and 7, project trees # 34, and 49), one bottle brush (ordinance tree # 2, project tree # 31), one Japanese elm (ordinance tree # 4, project tree # 37), one tree-of-heaven (ordinance tree # 5, project tree # 39), and one California fan palm (ordinance tree # 6, project tree # 42).

Discussion

In the process of conducting this tree survey a total of 68 trees were counted. By comparing tree location on Figure 2 to the conceptual site plan (Figure 3) it was determined that 22 of these trees will be directly impacted (removed) by the demolition of existing features. An additional 46 trees occur in the sidewalk planting strip and are not likely to be impacted as part of this plan.

In the process of conducting the Ordinance-size tree portion of this survey a total of eight Ordinance-size trees were counted. By comparing tree location on Figure 2 to the conceptual site plan (Figure 3)

it was determined that six of these Ordinance-size trees will be directly impacted (removed) by the demolition of existing features, and two will be not be impacted (due to their position in the sidewalk planting strip).

Practically all areas of exposed soil within the sidewalk planting strip are heavily compacted. It is assumed that sidewalk trees will be retained. If sidewalk trees are to be retained, they would benefit greatly by the exclusion of foot traffic, mulch placement, and improved irrigation.

It is assumed that sidewalk trees will be retained. If sidewalk trees are to be retained, then structural pruning should be performed in order to strengthen canopy structure and to reduce hazard of unplanned branch failure.

The project site is currently developed with commercial buildings, a parking lot, and landscaping. All trees canopies were visually scanned for any presence or sign of nesting raptors, and none were observed.

Sincerely,

LSA ASSOCIATES, INC.



Timothy Milliken

International Society of Arboriculture (ISA) Certified Arborist WC-5539

Attachments: Table 1: Results of the San Jose Japantown Project Tree Survey
Table 2: Results of the San Jose Japantown Ordinance-size Tree Survey

Figure 1: Project Area

Figure 2: Tree Map and Existing Structures

Figure 3: Tree Map and Conceptual Development plan

Attachment A: Ordinance-size Tree Photographs

Table 1. Results of Japantown Corporation Yard Redevelopment Project Tree Survey

¹ An ordinance-size tree is a tree with a diameter 17.83 inches or greater at 24 inches above natural grade.

² Tree diameter at 24 inches above the natural grade.

Tree number	Common name (species name)	Size ²	Ordinance-Size Tree ¹ (yes or no)	Condition	Project Impact	
					Remove	Retain
1	Australian willow (<i>Geijera parviflora</i>)	15	NO	GOOD	NO	YES
2	Australian willow (<i>Geijera parviflora</i>)	14	NO	GOOD	NO	YES
3	Australian willow (<i>Geijera parviflora</i>)	18	YES	GOOD	NO	YES
4	Sweet gum (<i>Liquidambar styraciflua</i>)	17	NO	GOOD	NO	YES
5	Sweet gum (<i>Liquidambar styraciflua</i>)	11	NO	GOOD	NO	YES
6	Sweet gum (<i>Liquidambar styraciflua</i>)	8	NO	GOOD	NO	YES
7	Sweet gum (<i>Liquidambar styraciflua</i>)	12	NO	GOOD	NO	YES
8	Sweet gum (<i>Liquidambar styraciflua</i>)	13	NO	GOOD	NO	YES
9	Sweet gum (<i>Liquidambar styraciflua</i>)	9	NO	GOOD	NO	YES
10	Sweet gum (<i>Liquidambar styraciflua</i>)	10	NO	GOOD	NO	YES
11	Sweet gum (<i>Liquidambar styraciflua</i>)	12	NO	GOOD	NO	YES
12	Sweet gum (<i>Liquidambar styraciflua</i>)	12	NO	GOOD	NO	YES
13	Sweet gum (<i>Liquidambar styraciflua</i>)	14	NO	GOOD	NO	YES
14	Sweet gum (<i>Liquidambar styraciflua</i>)	10	NO	GOOD	NO	YES
15	Sweet gum (<i>Liquidambar styraciflua</i>)	12	NO	GOOD	NO	YES
16	Sweet gum (<i>Liquidambar styraciflua</i>)	9	NO	GOOD	NO	YES
17	Sweet gum (<i>Liquidambar styraciflua</i>)	8	NO	GOOD	NO	YES
18	Sweet gum (<i>Liquidambar styraciflua</i>)	9	NO	GOOD	NO	YES
19	Sweet gum (<i>Liquidambar styraciflua</i>)	6	NO	DEAD	NO	YES
20	Sweet gum (<i>Liquidambar styraciflua</i>)	12	NO	GOOD	NO	YES
21	Sweet gum (<i>Liquidambar styraciflua</i>)	12	NO	GOOD	NO	YES
22	Sweet gum (<i>Liquidambar styraciflua</i>)	10	NO	GOOD	NO	YES
23	Sweet gum (<i>Liquidambar styraciflua</i>)	8	NO	FAIR	NO	YES
24	Sweet gum (<i>Liquidambar styraciflua</i>)	12	NO	GOOD	NO	YES
25	Sweet gum (<i>Liquidambar styraciflua</i>)	8	NO	GOOD	NO	YES
26	Sweet gum (<i>Liquidambar styraciflua</i>)	12	NO	GOOD	NO	YES
27	Japanese cherry (<i>Prunus serrulata</i>)	8	NO	FAIR	NO	YES
28	Japanese cherry (<i>Prunus serrulata</i>)	5	NO	FAIR	NO	YES
29	Bottle brush (<i>Callistemon sp.</i>)	12	NO	GOOD	YES	NO
30	Bottle brush (<i>Callistemon sp.</i>)	6	NO	GOOD	YES	NO
31	Bottle brush (<i>Callistemon sp.</i>)	18	YES	GOOD	YES	NO
32	Bottle brush (<i>Callistemon sp.</i>)	6	NO	GOOD	YES	NO
33	Bottle brush (<i>Callistemon sp.</i>)	8	NO	GOOD	YES	NO
34	Yellowwood (<i>Afrocarpus falcatus</i>)	30	YES	GOOD	YES	NO

Tree number	Common name (species name)	Size ²	Ordinance-Size Tree ¹ (yes or no)	Condition	Project Impact	
					Remove	Retain
35	Yellowwood (<i>Afrocarpus falcatus</i>)	16	NO	GOOD	YES	NO
36	Evergreen pear (<i>Pyrus kawakamii</i>)	8	NO	GOOD	YES	NO
37	Japanese elm (<i>Ulmus japonica</i>)	20	YES	GOOD	YES	NO
38	Japanese elm (<i>Ulmus japonica</i>)	15	NO	GOOD	YES	NO
39	Tree of heaven (<i>Ailanthus altissima</i>)	39	YES	GOOD	YES	NO
40	Tree of heaven (<i>Ailanthus altissima</i>)	12	NO	GOOD	YES	NO
41	Juniper (<i>Juniperus sp.</i>)	5	NO	GOOD	YES	NO
42	California fan palm (<i>Washingtonia filifera</i>)	26	YES	GOOD	YES	NO
43	Sweet gum (<i>Liquidambar styraciflua</i>)	10	NO	GOOD	NO	YES
44	Sweet gum (<i>Liquidambar styraciflua</i>)	16	NO	GOOD	NO	YES
45	Sweet gum (<i>Liquidambar styraciflua</i>)	11	NO	GOOD	NO	YES
46	Sweet gum (<i>Liquidambar styraciflua</i>)	16	NO	GOOD	NO	YES
47	Juniper (<i>Juniperus sp.</i>)	6	NO	GOOD	YES	NO
48	Raywood ash (<i>Fraxinus oxycarpa</i>)	5	NO	GOOD	NO	YES
49	Yellowwood (<i>Afrocarpus falcatus</i>)	27	YES	GOOD	YES	NO
50	European white birch (<i>Betula pendula</i>)	10	NO	GOOD	YES	NO
51	European white birch (<i>Betula pendula</i>)	7	NO	GOOD	YES	NO
52	European white birch (<i>Betula pendula</i>)	10	NO	GOOD	YES	NO
53	European white birch (<i>Betula pendula</i>)	8	NO	GOOD	YES	NO
54	Australian willow (<i>Geijera parviflora</i>)	12	NO	GOOD	NO	YES
55	Australian willow (<i>Geijera parviflora</i>)	14	NO	GOOD	NO	YES
56	Australian willow (<i>Geijera parviflora</i>)	12	NO	GOOD	NO	YES
57	Australian willow (<i>Geijera parviflora</i>)	14	NO	GOOD	NO	YES
58	Tree of heaven (<i>Ailanthus altissima</i>)	8	NO	GOOD	YES	NO
59	Australian willow (<i>Geijera parviflora</i>)	17	NO	GOOD	NO	YES
60	Australian willow (<i>Geijera parviflora</i>)	11	NO	GOOD	NO	YES
61	Australian willow (<i>Geijera parviflora</i>)	15	NO	GOOD	NO	YES
62	Sweet gum (<i>Liquidambar styraciflua</i>)	16	NO	GOOD	NO	YES
63	Sweet gum (<i>Liquidambar styraciflua</i>)	17	NO	GOOD	NO	YES
64	Sweet gum (<i>Liquidambar styraciflua</i>)	14	NO	GOOD	NO	YES
65	Sweet gum (<i>Liquidambar styraciflua</i>)	14	NO	GOOD	NO	YES
66	Australian willow (<i>Geijera parviflora</i>)	16	NO	GOOD	NO	YES
67	Australian willow (<i>Geijera parviflora</i>)	14	NO	GOOD	NO	YES
68	Australian willow (<i>Geijera parviflora</i>)	18	YES	GOOD	NO	YES

**Table 2. Results of Japantown Corporation Yard Redevelopment Project Ordinances
Tree Survey**

Ordinance Tree List Number:	Address/Location:	Location of Tree on Project site (see Figure 2):	Species:
1	Street tree on 7 th Street, associated with 696 N. 6 th Street	Tree #3	Australian willow (<i>Geijera parviflora</i>)
2	Within landscaping of 696 N. 6 th Street on 6th Street side.	Tree #31	Bottle brush (<i>Callistemon sp.</i>)
3	Within compound of 696 N. 6 th Street	Tree #34	Yellowwood (<i>Afrocarpus falcatus</i>)
4	Within compound of 696 N. 6 th Street	Tree #37	Japanese elm (<i>Ulmus japonica</i>)
5	Within compound of 696 N. 6 th Street	Tree #39	Tree of heaven (<i>Ailanthus altissima</i>)
6	Within compound of 696 N. 6 th Street	Tree #42	California fan palm (<i>Washingtonia filifera</i>)
7	At corner of 6th Street and Taylor Street, associated with 696 N. 6 th Street	Tree #49	Yellowwood (<i>Afrocarpus falcatus</i>)
8	Street tree on 7 th Street, associated with 696 N. 6 th Street	Tree #68	Australian willow (<i>Geijera parviflora</i>)

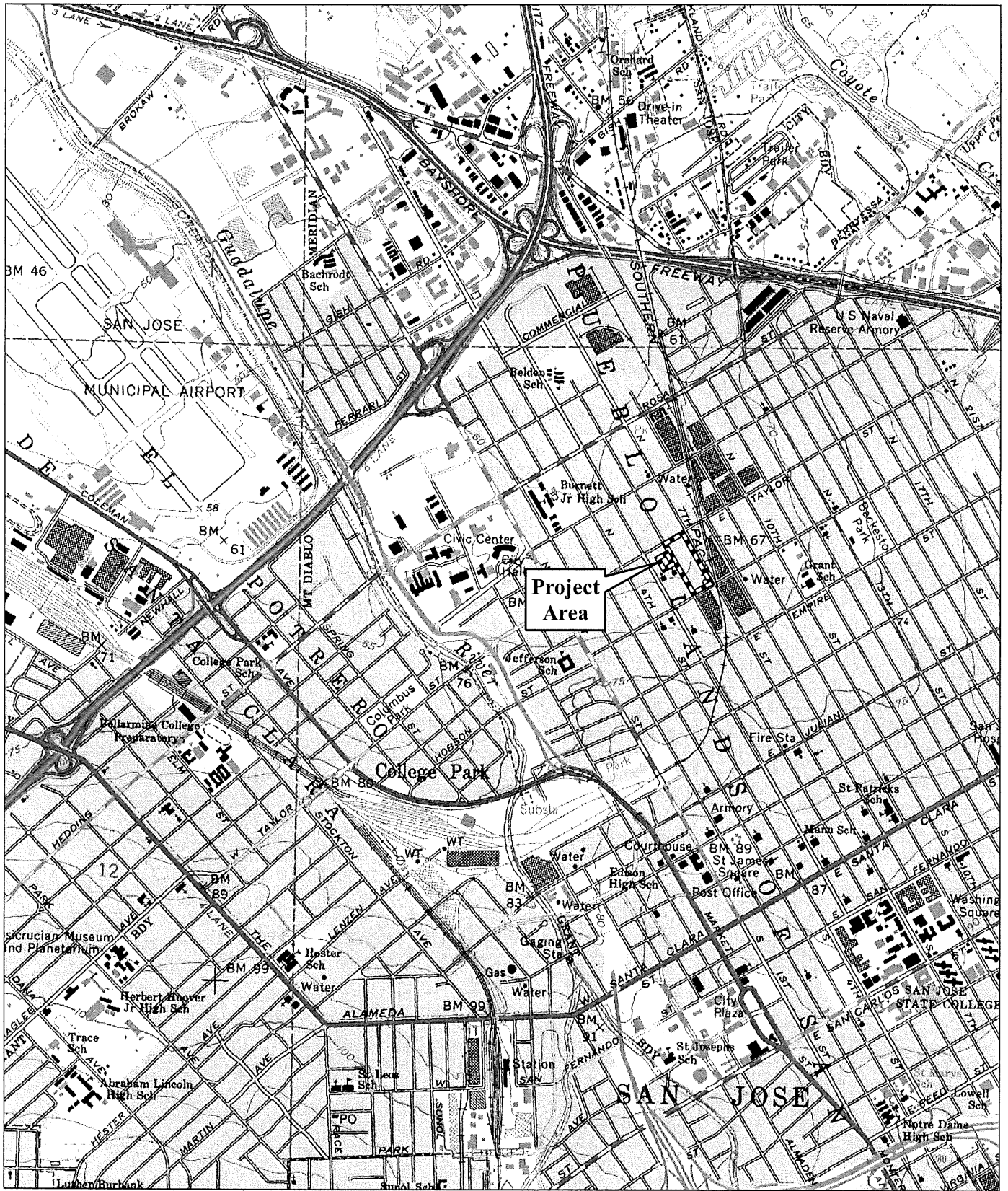
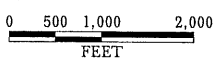


FIGURE 1

Japantown Corporation Yard
 Redevelopment Project
 San Jose, Santa Clara County, California

Project Area

LSA



Source: USGS 7.5' Topographic quadrangle: San Jose West, Calif. 1980
 I:\WDD0701\Maps\Figure1_ProjectArea.mxd (08/03/2007)



LSA



0 40 80
FEET

SOURCE: JAPANTOWN RFQ

P:\WDD0701\Figures\Trees.dwg (7/25/07)

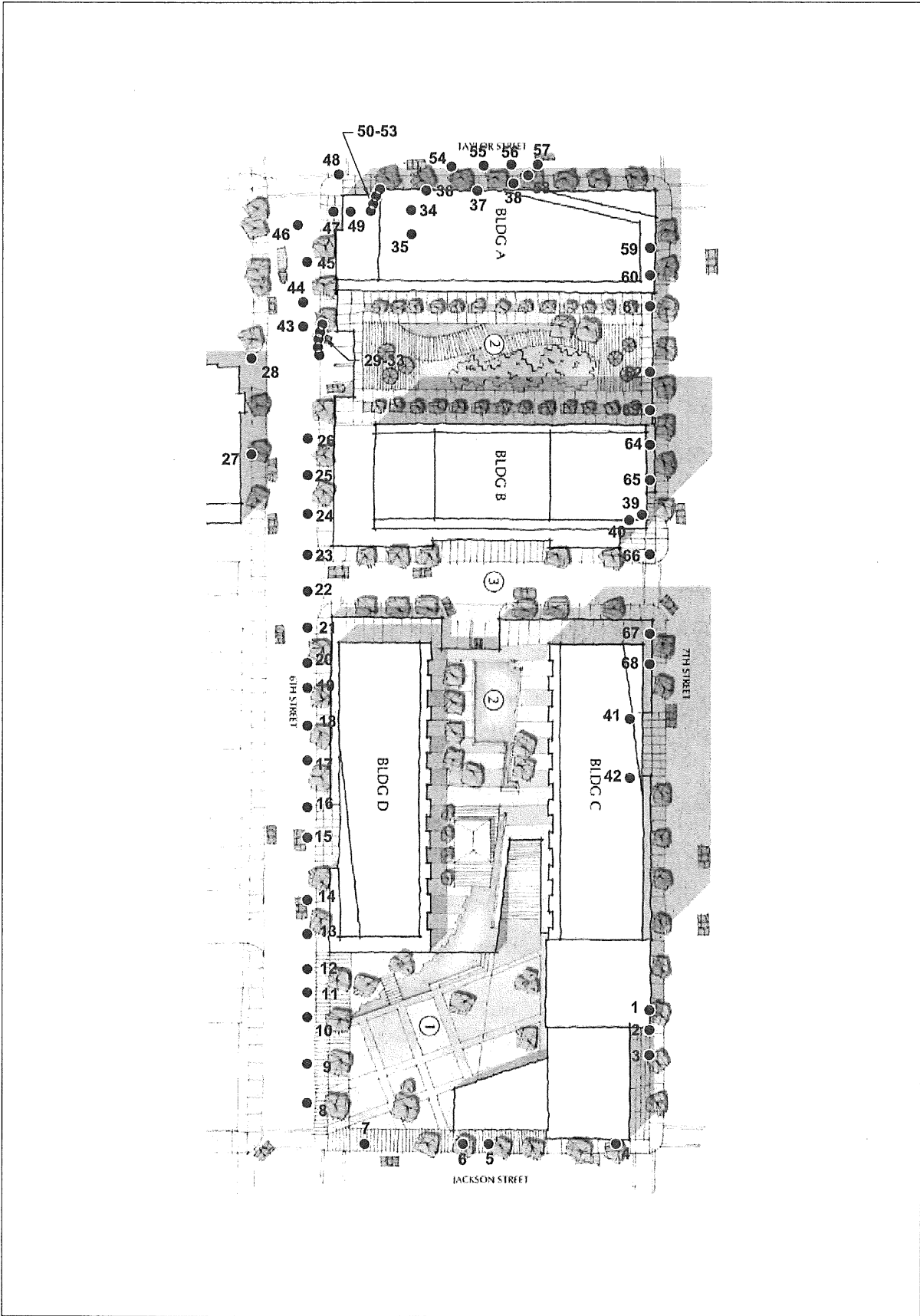
7 ● TREES

Figure2

FIGURE 2

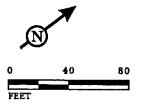
Japantown Corporation Yard Redevelopment Project
San Jose, Santa Clara County, California

Tree Survey
Tree Map



LSA

FIGURE 3



7 ● TREES

Japantown Corporation Yard Redevelopment Project
San Jose, Santa Clara County, California

Tree Survey
Conceptual Development Plan