



Preliminary Arborist Report

**2700 Booksin Avenue
San Jose, CA**

**PREPARED FOR
SummerHill Homes
3000 Executive Parkway, Suite 450
San Ramon, CA 94583**

**PREPARED BY:
HortScience, Inc.
325 Ray St.
Pleasanton, CA 94566**

October 28, 2016



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2700 Booksin Ave
San Jose, CA

Table of Contents

Introduction and Overview	1
City of San Jose Tree Protection Requirements	1
Tree Assessment Methods	1
Description of Trees	2
Suitability for Preservation	5
Replacement of Trees to be Removed	6
Tree Preservation Guidelines	8

List of Tables

Table 1: Tree condition & frequency of occurrence	3
Table 2: Tree suitability for preservation	6
Table 3: City of San Jose Standard Mitigation Measure for trees to be removed	7

Exhibits

Tree Assessment Map
Tree Assessment Form
Tree Disposition Form

Preliminary Arborist Report

2700 Booksin Ave

San Jose, CA

Introduction and Overview

SummerHill Homes is planning to redevelop the site located at 2700 Booksin Avenue in San Jose, CA. The site currently consists of a church, attached offices, an associated parking lot and landscaping. HortScience, Inc. was asked to prepare a **Preliminary Arborist Report** for the site as part of the application for proposed development.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. A determination of which trees should be preserved and removed.
3. Guidelines for tree preservation during the design, construction and maintenance phases of development

City of San Jose Tree Protection Requirements

San Jose Municipal Code Chapter 13.28, 13.32 contains the following definitions:

- The term “tree” shall mean any growing plant exceeding six feet in height, whether planted singly or as a hedge.
- “Multi-stem trees” - all tree stems shall be measured at two feet above the ground, the sum of all these measurements equals the diameter of the tree.
- “Ordinance Sized Tree” means any live or dead woody perennial plant...having a main stem or trunk fifty-six inches or more in circumference (18” diameter) at a height measured twenty-four inches above natural grade slope.
- “Heritage Tree” means any tree 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.

Heritage and Ordinance trees cannot be removed without a tree removal permit from the City of San Jose.

Tree Assessment Methods

The trees were assessed on July 20, 2016. The survey included trees six feet or taller that may be affected by the proposed development. The assessment 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 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 “high”, “moderate” or “low”. 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.

High: 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 ‘high’ category.

Low: Tree 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

Forty-five (45) trees representing fifteen different species were evaluated (Table 1, next page). Tree species selection was typical of those found in South Bay landscapes. The most prevalent species on the site were Southern magnolia and mayten with six trees each, followed by coast redwood, olive and Hollywood juniper with five trees each. Descriptions of each tree are found in the **Tree Assessment** and locations are plotted on the **Tree Inventory Plan** (see Exhibits).



Six southern magnolia trees were assessed, two (2) were in good condition (#54 and 83), three were in fair condition (#45, 71 and 72) and one was in poor condition (#55). The southern magnolias were semi mature with trunk diameters ranging from 10” to 18”. The magnolias were characterized by having multiple attachments, sparse crowns and dieback. Tree #83 was the best performing magnolia with good form and structure (Photo1).

Photo 1. Tree #83 was performing well in a turf area with regular access to irrigation water.



Six mayten trees were assessed, two were in fair condition (#61 and 81) and four were in poor condition (#65, 74, 85 and 88). The typical mayten tree had dieback, poor form and structure and two (#65 and 66) had been poorly pruned (Photo 2).

Photo 2. Tree #66 was typical of the mayten with over pruning, poor form and structure.

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**Table 1. Condition ratings and frequency of occurrence of trees
 2700 Booksin Ave San Jose, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Ginkgo	<i>Ginkgo biloba</i>	-	3	-	3
Hollywood juniper	<i>Juniperus chinensis</i> 'Kaizuka'	-	-	5	5
Sweetgum	<i>Liquidambar styraciflua</i>	-	2	-	2
Southern magnolia	<i>Magnolia grandiflora</i>	1	3	2	6
Mayten	<i>Maytenus boaria</i>	4	2	-	6
Olive	<i>Olea europaea</i>	2	3	-	5
Italian stone pine	<i>Pinus pinea</i>	-	4	-	4
Chinese pistache	<i>Pistacia chinensis</i>	-	-	1	1
Victorian box	<i>Pittosporus undulatum</i>	-	1	-	1
Purpleleaf plum	<i>Prunus cerasifera</i>	1	-	-	1
Holly oak	<i>Quercus ilex</i>	-	-	2	2
California pepper	<i>Schinus molle</i>	-	-	1	1
Coast redwood	<i>Sequoia sempervirens</i>	1	1	3	5
Chinese elm	<i>Ulmus parvifolia</i>	-	-	1	1
Xylosma	<i>Xylosma congestum</i>	1	1	-	2
Total		10	20	15	45



The five coast redwoods that were assessed were mature, with diameters ranging from 17” to 52”. Three (3) were in good condition (#67, 68 and 75), one was in fair condition (#57) and one was in poor condition (#62). The smallest of the five coast redwoods (#75) was the healthiest and most vigorous. Tree #75 was planted in a turf area, which contributed to the good health and vigor of the tree. Coast redwoods #57, 62, 67 and 68 ranged from having healthy vigorous growth to having dieback, chlorosis and drought stress (Photos 3 and 4).

Photo 3. (Left) – Tree #75 was in good health and had vigorous growth.

Photo 4. (Right) – Tree #62 had dieback, was drought stressed and the base and trunk were engulfed in ivy.

The five olive trees ranged in diameter from 8” to 24” and in condition from fair (#59, 69 and 70) to poor (#64 and 73). The three olives rated in fair condition had poor structure but good vigor. The two olives that were rated in poor condition had poor structure and dieback.

A row of five Hollywood juniper trees (#76 – 80) was planted adjacent to the east side of the church all of which had been topped for building clearance. The junipers had 5” diameters and were rated in good condition.



Four (4) mature Italian stone pines (#48, 49, 51 and 52) lined the north side property line. Their diameters ranged from 20” to 36”. The pines had been topped at ten feet on the northern side for powerline clearance (Photo 5).

California pepper (#47) and the Chinese pistache (#50) were also planted along the north side property line but had not been topped. The California pepper and Chinese pistache both were both small trees with a 6” and 10” diameters (respectively) and had multiple stems arising at five feet. The pepper and Chinese pistache were good young trees.

Photo 5. Italian stone pines #48, 49, 51 and 52 had been topped for powerline clearance.

Six trees in the Public right-of-way were assessed, including ginkgos #86, 87 and 89, maytens #85 and 88, and Chinese elm #84. The ginkgo trees were all in fair condition with diameters of 3”. The ginkgos had dense crowns that all bowed towards the street. The Chinese elm had a diameter of 11” and was rated in good condition. The elm had a dense crown with good vigor and topping cuts on the smaller lateral limbs. The mayten was rated in poor condition with a 5” diameter, a small crown and poor form and structure.

The remaining on-site species which were represented by four or fewer trees and included the following.

- Holly oak (#56 and 63).
- Purpleleaf plum (#82)
- Xylosma (#60 and 61)

Across all species, 33% of the trees were in good condition, 40% of the trees were in fair condition, and 22% of the trees at the site were in poor condition. Over all the trees at this site were well maintained and cared for, however none were outstanding or notable specimens of their species.

The City of San Jose designates trees 18” and larger in diameter as “Ordinance Sized Trees”. By this definition, 16 trees were ordinance sized. There were no trees present at the site that met the criteria for Heritage or Indigenous tree protection status as defined by the City of San Jose. Designations for individual trees are provided in the *Tree Assessment* (see *Exhibits*).

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 survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. 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. For example, the six mayten trees were in poor to fair condition but were rated as having a low suitability for preservation because of their lack of vigor and general poor health.
- **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. Olive (#64) was topped at three feet, and has since re-sprouted into a tree, this tree is not structurally viable for preservation.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. Some of the species present on the site are relatively tolerant to construction impacts, like the Chinese elm and redwood, whereas mayten is intolerant to construction impacts.
- **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 that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as being invasive. San Jose is part of the Central West Floristic Province. California pepper and olive are listed as having limited invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see ***Tree Assessment*** in Exhibits, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low 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
2700 Booksin Ave San Jose, CA.**

High	These are trees with good health and structural stability that have the potential for longevity at the site. Five (5) trees were considered highly suitable for preservation: Two coast redwoods (#67 and 75), one California pepper (#47), one Chinese pistache (#50) and one Southern magnolia (#83).
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. Twenty-seven (27) trees had moderate suitability for preservation: Five Hollywood junipers (#76 – 80); four Southern magnolias (#45, 54, 71 and 72); three ginkgo trees (#86 – 89); three Italian stone pines (#48, 49 and 51); three olive trees (#59, 69 and 70); two holly oaks (#56 and 63); two sweetgums (#46 and 53); two coast redwoods (#57 and 68); a Chinese elm tree (#84); a mayten (#81) and a Victorian box (#58).
Low	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. Twelve trees had low suitability for preservation: Five maytens (#65, 66, 74, 85 and 88); two xylosmas (#60 and 61); two olive trees (#64 and 73); a Southern magnolia (#55); a purpleleaf plum (#82) and an Italian stone pine tree (#52).

As a standard mitigation measure, the City of San Jose requires that trees that are removed be replaced following the ratios shown in Table 3.

Table 3: City of San Jose Standard Mitigation Measure 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 - 18 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.

Tree Preservation Guidelines

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plot accurate locations of all trees to be preserved on all project plans. Identify the **TREE PROTECTION ZONE** for each tree. Focus on preserving trees that have high suitability for preservation.
3. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE**: No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**. The **TREE PROTECTION ZONE** shall be defined as the tree-well or in the case of Chinese elm #84, which extends over the tree-well the fencing shall be placed at a minimum of five feet from the trunk of the tree. No work should occur in the established **TREE PROTECTION ZONE**.

Pre-demolition and pre-construction treatments and recommendations

1. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City of San Jose.
2. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
3. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
4. Apply and maintain 4-6" wood chip mulch within the tree-well area or **TREE PROTECTION ZONE**. Keep the mulch 2" from the base of tree trunks.

Recommendations for tree protection during construction

1. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
2. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
3. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Consulting Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided. If root pruning is required, work within the **TREE PROTECTION ZONE** should be monitored by the Arborist.
4. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Consulting Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
5. All trees shall be irrigated either by the existing system, install a temporary system or provide a the water truck to irrigate them on a weekly basis.
6. 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.

7. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
8. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. 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; therefore, annual inspection for hazard potential is recommended.

If you have any questions regarding my observations or recommendations, please contact me.

HortScience, Inc.



Darya Barar
Certified Arborist WE-6757A



Exhibits

Tree Inventory Map

Tree Assessment Form

Tree Disposition





Tree Assessment Plan

2700 Booksin Avenue
San Jose, CA

Prepared for:
SummerHill Homes
San Ramon, CA

October 2016

No Scale

Notes

- Base map provided by: ESRI
- Numbered tree locations are approximate.



325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0596

Tree Assessment

2700 Booksin Avenue
San Jose, CA
July 20, 2016



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
45	Southern magnolia	10	No	3	Moderate	Basal wound; typical form and structure.
46	Sweetgum	21	Yes	3	Moderate	Topped; narrow form and structure; lateral limbs look to be epicormic sprouts; multiple trunks arise from 10'.
47	California pepper	10	No	4	High	Multiple trunks arise from 5'; good young tree.
48	Italian stone pine	20	Yes	3	Moderate	One sided; leans east; multiple trunks arise from 3'; topped at 10' ; good vigor poor structure.
49	Italian stone pine	23	Yes	3	Moderate	Multiple trunks arise from 4 ' ; good vigor ; poor structure; topped.
50	Chinese pistache	6	No	4	High	Multiple trunks arise from 5'; good form and structure; good small tree.
51	Italian stone pine	36	Yes	3	Moderate	Multiple trunks arise from 1'; topped under power lines; one sided.
52	Italian stone pine	23	Yes	3	Low	Multiple trunks arise from 2'; wide attachment at 4'; topped; discoloration on trunk.
53	Sweetgum	16	No	3	Moderate	Upright form and structure; topped at 12'; good vigor.
54	Southern magnolia	15	No	4	Moderate	Multiple trunks arise from 6'; good vigor; long shot growth; some dieback at top.
55	Southern magnolia	11	No	2	Low	Multiple trunks arise from 5'; dieback with sparse canopy.
56	Holly oak	16	No	4	Moderate	Multiple trunks arise from 3'; wide form; needs pruning.
57	Coast redwood	52	Yes	3	Moderate	codominant at 40'; good form and structure; dieback.
58	Victorian box	8,7,5	No	3	Moderate	Multiple trunks arise from 1'; full dense crown; dieback on the interior; pruning wound at the base.
59	Olive	18	Yes	3	Moderate	Trunk wound at 4'; multiple trunks arise from 4'; dense crown with dieback on the interior; good vigor.
60	Xylosma	12,6	No	3	Low	Multiple trunks arise from base; topped; dense crown; poor structure.
61	Xylosma	10	No	2	Low	Trunk bows at 1'; topped; suppressed by tree 60.
62	Coast redwood	33	Yes	2	Low	Drought stressed; dieback; ivy growing on trunk.

Tree Assessment

2700 Booksin Avenue
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July 20, 2016



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
63	Holly oak	7,6	No	4	Moderate	Multiple trunks arise from base; codominant good vigor; healthy.
64	Olive	8,8	No	2	Low	Topped at 3'; base engulfed in ivy; good vigor in crown.
65	Mayten	12	No	2	Low	Crown lifted; dieback; trunk covered in ivy.
66	Mayten	14	No	3	Low	Crown lifted and poorly pruned; chlorotic dieback.
67	Coast redwood	51	Yes	4	High	Typical form and structure; healthy growth;.
68	Coast redwood	44	Yes	4	Moderate	Typical form and structure; dieback; chlorotic.
69	Olive	19	Yes	3	Moderate	Good vigor in the crown; suppressed by 68; topped at 10'.
70	Olive	22	Yes	3	Moderate	Multiple trunks arise from 7'; topped at 10'; good vigor.
71	Southern magnolia	18	Yes	3	Moderate	Multiple trunks arise from 10'; dieback in lower crown; typical form and structure; crown extends over building.
72	Southern magnolia	16	No	3	Moderate	Multiple trunks arise from 7'; dieback in the crown; crown extends over building.
73	Olive	24	Yes	2	Low	Multiple trunks arise from 5'; topped at 10'; dieback; thin crown.
74	Mayten	16	No	2	Low	Extensive twig and branch dieback.
75	Coast redwood	17	No	4	High	Good young tree; some brown needles.
76	Hollywood juniper	5	No	4	Moderate	Topped for building clearance; typical form and structure.
77	Hollywood juniper	5	No	4	Moderate	Topped for building clearance; typical form and structure.
78	Hollywood juniper	5	No	4	Moderate	Topped for building clearance; typical form and structure.
79	Hollywood juniper	5	No	4	Moderate	Topped for building clearance; typical form and structure.
80	Hollywood juniper	5	No	4	Moderate	Topped for building clearance; typical form and structure.
81	Mayten	18	Yes	3	Moderate	Multiple trunks arise from 4'; some dieback; stems bow to outside of the crown.
82	Purpleleaf plum	18	Yes	2	Low	Multiple trunks arise from 3'; southern stem has a large crack; topped at 10'; dieback from pruning cuts.
83	Southern magnolia	15	No	4	High	Slightly thin crown; good form and structure.

Tree Assessment

2700 Booksin Avenue
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July 20, 2016



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
84	Chinese elm	11	No	4	Moderate	Street tree no tag; dense crown; topping cuts on smaller laterals; good vigor.
85	Mayten	5	No	2	Low	Small crown; poor form and structure.
86	Ginkgo	3	No	3	Moderate	Bows toward the street; needs pruning.
87	Ginkgo	3	No	3	Moderate	Dense crown; bows toward the street.
88	Mayten	5	No	2	Low	Small crown; poor form and structure.
89	Ginkgo	3	No	3	Moderate	Dense crown; bows toward the street.

Tree Disposition

2700 Booksin Avenue
San Jose, CA
July 20, 2016



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Disposition	Comments
45	Southern magnolia	10	No	3	Remove	Within the foot print of construction.
46	Sweetgum	21	Yes	3	Remove	Within the foot print of construction.
47	California pepper	10	No	4	Remove	Within the foot print of construction.
48	Italian stone pine	20	Yes	3	Remove	Within the foot print of construction.
49	Italian stone pine	23	Yes	3	Remove	Within the foot print of construction.
50	Chinese pistache	6	No	4	Remove	Within the foot print of construction.
51	Italian stone pine	36	Yes	3	Remove	Within the foot print of construction.
52	Italian stone pine	23	Yes	3	Remove	Within the foot print of construction.
53	Sweetgum	16	No	3	Remove	Within the foot print of construction.
54	Southern magnolia	15	No	4	Remove	Within the foot print of construction.
55	Southern magnolia	11	No	2	Remove	Within the foot print of construction.
56	Holly oak	16	No	4	Remove	Within the foot print of construction.
57	Coast redwood	52	Yes	3	Remove	Within the foot print of construction.
58	Victorian box	8,7,5	No	3	Remove	Within the foot print of construction.
59	Olive	18	Yes	3	Remove	Within the foot print of construction.
60	Xylosma	12,6	No	3	Remove	Within the foot print of construction.
61	Xylosma	10	No	2	Remove	Within the foot print of construction.
62	Coast redwood	33	Yes	2	Remove	Within the foot print of construction.
63	Holly oak	7,6	No	4	Remove	Within the foot print of construction.
64	Olive	8,8	No	2	Remove	Within the foot print of construction.
65	Mayten	12	No	2	Remove	Within the foot print of construction.
66	Mayten	14	No	3	Remove	Within the foot print of construction.
67	Coast redwood	51	Yes	4	Remove	Within the foot print of construction.
68	Coast redwood	44	Yes	4	Remove	Within the foot print of construction.
69	Olive	19	Yes	3	Remove	Within the foot print of construction.

Tree Disposition

2700 Booksin Avenue
San Jose, CA
July 20, 2016



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Disposition	Comments
70	Olive	22	Yes	3	Remove	Within the foot print of construction.
71	Southern magnolia	18	Yes	3	Remove	Within the foot print of construction.
72	Southern magnolia	16	No	3	Remove	Within the foot print of construction.
73	Olive	24	Yes	2	Remove	Within the foot print of construction.
74	Mayten	16	No	2	Remove	Within the foot print of construction.
75	Coast redwood	17	No	4	Remove	Within the foot print of construction.
76	Hollywood juniper	5	No	4	Remove	Within the foot print of construction.
77	Hollywood juniper	5	No	4	Remove	Within the foot print of construction.
78	Hollywood juniper	5	No	4	Remove	Within the foot print of construction.
79	Hollywood juniper	5	No	4	Remove	Within the foot print of construction.
80	Hollywood juniper	5	No	4	Remove	Within the foot print of construction.
81	Mayten	18	Yes	3	Remove	Within the foot print of construction.
82	Purpleleaf plum	18	Yes	2	Remove	Within the foot print of construction.
83	Southern magnolia	15	No	4	Remove	Within the foot print of construction.
84	Chinese elm	11	No	4	Preserve	Outside construction area.
85	Mayten	5	No	2	Remove	Outside construction; however condition precludes preservation.
86	Ginkgo	3	No	3	Preserve	Outside construction area.
87	Ginkgo	3	No	3	Preserve	Outside construction area.
88	Mayten	5	No	2	Remove	Outside construction; however condition precludes preservation.
89	Ginkgo	3	No	3	Preserve	Outside construction area.