Appendix B: Updated Tree Assessment and Arborist Tree Report

295 E. Virginia Street

Updated Tree Assessment

Prepared for:
AMG & Associates LLC
16501 Ventura Blvd., Suite 400
Encino, CA 91436

Prepared by:
HortScience, Inc.
325 Ray Street
Pleasanton CA 94566

August 16, 2018

Tree Assessment

295 E. Virginia Street
San Jose CA

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Introduction and Overview

AMG & Associates, LLC is planning to re-develop the subject property located in San Jose, CA. Currently the site is vacant. The proposed site use is residential with associated parking and landscape. An Arborist Report was prepared for the project in July 2014 by Fujiitrees Consulting. Since that time, the City of San Jose has modified the 1) location of measurement of tree diameter, 2) the size of tree required to have a permit for removal, and 3) mitigation requirements.

AMG & Associates, LLC requested that HortScience, Inc. re-measure trees contained in the July 2014 Arborist Report. This report provides the following information:

1. Updated trunk diameters.
2. Updated count of trees requiring a permit for removal (ordinance size tree).
3. Estimate of mitigation requirements based on removal and preservation recommendations contained in the July 2014 Arborist Report.

Description of Trees

In its July 2014 report, Fujiitrees reported 76 trees, representing 14 species (Table 1, following page). When HortScience revisited the site in August 2018, only 40 trees were present.

Thirty-six (36) trees had been removed (Table 1) including all 10 bottlebrush trees. AMG & Associates, LLC noted that 30 trees were removed in order to clear the site for soil remediation (see May 27, 2016 Tree Removal Permit PDA84-047). The staff report associated with the removal permit stated that four trees were removed for 2015 site demolition and 26 more were to be removed for site remediation. The six trees that are unaccounted for were either removed during the 2015 demolition process, during soil remediation, or died off due to lack of irrigation installed at the property

The City of San Jose defines Ordinance Size Tree "*any live or dead woody perennial plant…having a main stem or trunk 38 inches or more in circumference (12 inches diameter) at a height measured 54 inches above natural grade slope"* (SJMC 13.32.20.I. updated February 2018). Twelve (12) trees met this criterion.

The City of San Jose has also designated a number of Heritage Trees. No Heritage trees were present at this site.

Tree Mitigation

The City of San Jose requires mitigation of trees removed on development sites. The species and exact number of trees to be planted on the site will be determined in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement.

All trees that are to be removed shall be replaced at the specific ratios based on type of tree and trunk diameter (Table 2).

Table 1. Species present and trunk diameter class: Comparison of August 2014 to August 2018. 295 E. Virginia Street. AMG & Associates LLC. San Jose CA.

Common name	Scientific name	Trunk Diameter (in.) August 2014				Trunk Diameter (in.) August 2018			
		<6	6 to <12	≥12	Total	<6	6 to <12	≥12	Total
Tree of heaven	*Ailanthus altissima*	2	1	3	6	2	1	2	5
Bottlebrush	*Callistemon viminalis*	--	2	8	10	--	--	--	--
Hollywood juniper	*Juniperus chinensis* 'Torulosa'	--	1	--	1	--	--	--	--
Glossy privet	*Ligustrum lucidum*	--	1	--	1	--	--	--	--
Chinese pistache	*Pistachia chinensis*	1	4		5	1	4	--	5
London plane	*Platanus* x *acerifolia*	3	8	5	16	2	3	5	10
Almond	*Prunus dulcis*	--	--	1	1	--	--	--	--
Evergreen pear	*Pyrus kawakamii*	--	3	--	3	--	--	--	--
Coast live oak	*Quercus agrifolia*	--	--	3	3	--	--	2	2
Holly oak	*Quercus ilex*	--	--	--	--	--	--	1	1
Coast redwood	*Sequoia sempervirens*	--	4	3	7	--	5	--	5
Chinese tallow	*Triadica sebifera*	--	--	2	2	--	--	--	--
Mexican fan palm	*Washingtonia robusta*	--	--	1	1	--	--	--	--
Xylosma	*Xylosma congestum*	5	15	--	20	3	7	2	12
Removed tree		--	--	--	--	--	--	--	36
Total, all trees assessed		**11**	**39**	**26**	**76**	**8**	**20**	**12**	**76**

Table 2. Mitigation requirements. 295 E. Virginia Street. AMG & Associates. San Jose CA.

Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or greater	5:1	4:1	3:1	15-gallon container
19 - 38 inches	3:1	2:1	none	15-gallon container
less than 19 inches	1:1	1:1	none	15-gallon container

x:x = tree replacement to tree loss ratio

Note: Trees greater than or equal to 38 inches in circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

A 38-inch tree equals 12.1 inches in diameter.

One 24-inch box tree= two 15-gallon trees.

Alternative Mitigation Measures
In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures may be implemented, to the satisfaction of the City's Environmental Principal Planner, at the development permit stage:

- The size of a 15-gallon replacement tree can be increased to 24-inch box and count as two replacement trees.
- An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening
- A donation of $300 per mitigation tree to Our City Forest or San Jose Beautiful for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.

Among the 40 trees remaining, Fujiitrees recommended preservation of 10 (three Ordinance size) and removal of 30 (nine Ordinance size) (Table 3). Based on these recommendations, required mitigation for trees to be removed would be 73 15 gallon size plants.

HortScience, Inc.

James R. Clark, Ph.D.
Certified Arborist WE-0846A
Registered Consulting Arborist #357

Table 3. Proposed action and required mitigation. 295 E. Virginia Street. AMG & Associates. San Jose CA.

Tree No.	Species	Trunk Diameter (in.)	Proposed Action	Ordinance Size ?	Mitigation (15 gal. container)
1	Xylosma	4,2	Remove	No	2
2	Xylosma	7,7	Remove	Yes	4
3	Xylosma	4	Remove	No	1
4	Xylosma	3	Remove	No	1
5	Tree of heaven	11,10	Remove	Yes	4
6	London plane	8	Remove	No	2
7	Xylosma	6	Remove	No	2
8	Tree of heaven	11	Remove	No	2
9	Xylosma	5	Remove	No	1
10	Xylosma	8	Remove	No	2
11	London plane	11	Remove	No	2
12	Xylosma	8	Remove	No	2
13	Xylosma	7	Remove	No	2
14	London plane	11	Remove	No	2
15	Xylosma	8	Remove	No	2
16	Xylosma	9	Remove	No	2
17	Xylosma	6,4,3	Remove	Yes	4
18	London plane	21	Remove	Yes	4
19	London plane	21	Remove	Yes	4
20	Removed	--	--	--	--
21	Removed	--	--	--	--
22	Coast live oak	13	Preserve	Yes	--
23	Coast live oak	14	Preserve	Yes	--
24	Holly oak	17	Preserve	Yes	--
25	London plane	4	Preserve	No	--
26	London plane	5	Preserve	No	--
27	Chinese pistache	7	Preserve	No	--
28	Chinese pistache	5	Preserve	No	--
29	Chinese pistache	6	Preserve	No	--
30	Chinese pistache	8	Preserve	No	--
31	Removed	--	--	--	--
32	Chinese pistache	7	Preserve	No	--
33	Tree of heaven	8,8,8,7	Remove	Yes	4
34	London plane	8,7	Remove	Yes	4
35	Tree of heaven	5	Remove	No	1
36	Tree of heaven	2	Remove	No	1
37	London plane	7,6	Remove	No	4
38	Removed	--	--	--	--
39	Removed	--	--	--	--
40	Removed	--	--	--	--

Table 3, continued. Proposed action and required mitigation. 295 E. Virginia Street. AMG & Associates. San Jose CA.

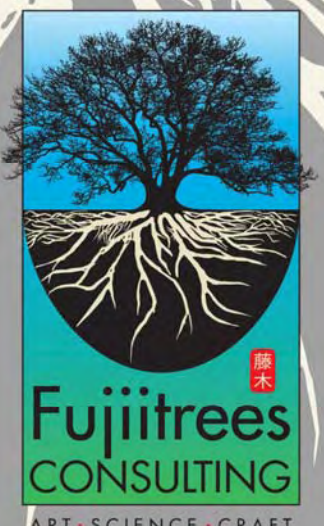
Tree No.	Species	Trunk Diameter (in.)	Proposed Action	Ordinance Size ?	Mitigation (15 gal. container)
41	Removed	--	--	--	--
42	Removed	--	--	--	--
43	Removed	--	--	--	--
44	Removed	--	--	--	--
45	Removed	--	--	--	--
46	Removed	--	--	--	--
47	Removed	--	--	--	--
48	Removed	--	--	--	--
49	Removed	--	--	--	--
50	Removed	--	--	--	--
51	Removed	--	--	--	--
52	Removed	--	--	--	--
53	Removed	--	--	--	--
54	Removed	--	--	--	--
55	Removed	--	--	--	--
56	Removed	--	--	--	--
57	Removed	--	--	--	--
58	Removed	--	--	--	--
59	Removed	--	--	--	--
60	Removed	--	--	--	--
61	Removed	--	--	--	--
62	Removed	--	--	--	--
63	Removed	--	--	--	--
64	Removed	--	--	--	--
65	Removed	--	--	--	--
66	Removed	--	--	--	--
67	Removed	--	--	--	--
68	Removed	--	--	--	--
69	Removed	--	--	--	--
70	Removed	--	--	--	--
71	Coast redwood	8	Remove	No	2
72	Coast redwood	7	Remove	No	2
73	Coast redwood	7	Remove	No	2
74	London plane	9,8	Remove	Yes	4
75	Coast redwood	11	Remove	Yes	2
76	Coast redwood	6	Remove	No	2
Total, required mitigation					**73**

David J. Powers & Associates

295 East Virginia Street

Arborist Tree Report

July 2014



ARBORIST TREE REPORT

295 East Virginia Street
San Jose, California

Submitted to:

Ms. Nora Monette
Principal Project Manager
David J. Powers & Associates
1871 The Alameda
Suite 200
San Jose, California 95126

Completed by:

Walter Fujii
RCA No. 402
ISA No. WE 2257A
CTRA No. 1182

Fujiitrees Consulting
24701 Broadmore Avenue
Hayward, California 94544
(415) 699-6269

July 2014

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Contents (continued)

David J. Powers & Associates

295 East Virginia Street

Consulting Arborist Narrative

Fujiitrees CONSULTING

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Introduction

Assignment

David J. Powers and Associates (DJPA), an environmental firm, is conducting an environmental study of the property known as 295 East Virginia Street in the City of San Jose, California. As part of the study, DJPA retained Fujiitrees Consulting (FTC) to complete an Arborist Report of certain trees located on or closely adjacent to the subject property.

The scope work includes:

1. Complete a tree assessment report that will assess up to 50 trees that are six feet or greater in height (as per the City of San Jose) within the fenced perimeter (identified as on-site trees) of the property and within ~10 feet outside of the fenced perimeter (identified as off site trees).

2. A spreadsheet of collected individual attributes of each assessed tree including; tag number, tree species (common and scientific name), trunk measurement at 24 inches above the existing grade, Northern California native, Ordinance size tree (yes or no), ratings for structure, health and overall condition with a separate rating as to its suitability for preservation. Lastly, the disposition of each tree will be noted (retain, relocate or remove).

3. Ordinance size trees measuring 56 inches or greater in trunk circumference (18 inches or greater in trunk diameter) at 24 inches above the existing grade will be photographed individually or in groups.

4. All assessed trees will be affixed with an aluminum numerical tag for reference in the report.

5. A preliminary Tree Location Map limited to tree tag numbers and approximate trunk locations will be included. FTC recommends that a Tree Location Map prepared by the Project Civil Engineer with trunk and canopy locations accurately plotted should be submitted in place of the preliminary map.

6. Replacement tree ratios will be provided as per point 8 of the "Guidelines for Inventorying, Evaluating and Mitigating Impacts to Landscaping Trees in the City of San Jose".

7. If necessary, a general Tree Protection Plan for trees to be preserved will be included in this report.

8. Collected tree data, photos, findings and recommendations will be assembled into a formal report submitted by email to the client in an electronic format.

Survey Methods

A visual assessment of the trees was made from the ground. No samples were collected for laboratory analysis, the trees were not entered and root collar examinations were not completed as none of these tasks were part of the assignment. Trees assessed in this report were limited to trees located on the property, on a portion of the abandoned roadway and certain trees within approximately 10 feet of the existing fence. (Refer to the Preliminary Tree Location Map, Appendix 2, for the physical limits of the tree survey)

Blue aluminum numerical tags were affixed on approximately the north facing side of the trunk three to six feet above grade when physically possible. The numerical sequence of tag numbers will discontinue and continue again due to obstructions encountered on the site. (Refer to the Preliminary Tree Location Map – Appendix 2)

Trunk diameters of trees were measured with a diameter tape at the height of 24 inches (2 feet) above grade as required by the City of San Jose.

Tree location, tree height and crown spread were approximated. In recognition of the obstruction presented by certain temporary shelters established at the site, three trees (Trees 17, 31 and 71) were assessed and trunk measurement approximated but not affixed with a metal tag.

Observations and Discussion

Site Conditions

On July 1, 2014, FTC visited the project site, 295 East Virginia Street. Existing structures on the site were the remains of a former propane service station. A number of what appeared to be various sized propane tanks were observed at the site. Chain link fence surrounding the tank storage area was compromised. Several occupied shelters were located in the west and northwest portions of the site. While conducting the tree survey FTC met a few of the residents and an unleashed dog. All residents who were encountered were respectful including the dog.

Landscape and trees were observed to be neglected for a number of years. Of particular concern was the proximity of fuel (dry grass) between the storage area and the elevated roadway. Debris was strewn throughout the site and required a cautious approach when touring the grounds.

Assessed Tree Species

Tree data was collected from 76 trees (12 off-site trees and 64 on-site trees) consisting of 13 tree species. The tree species and (occurrence) of all 76 trees contained in this report include: almond, *Prunus dulcis* (1); bottle brush, *Callistemon viminalis* (10); Chinese

tallow, *Triadica sebifera* (2); coast live oak, *Quercus agrifolia* (3); coast redwood, *Sequoia sempervirens* (7); evergreen pear, *Pyrus kawakami* (3); Hollywood juniper, J*uniperus chinensis 'Torulosa'* (1); London plane, *Platanus x acerifolia* (16); Mexican fan palm, *Washingtonia robusta* (1); pistache, P*istacia chinensis* (5); privet, *Ligustrum lucidum* (1); tree of heaven, *Ailanthus altissima* (6) and *Xylosma congestum,* no common name (20).

The Xylosma, tree of heaven and the London plane were extremely overgrown and in particular need of tree maintenance. Oddly, the pistache located on the western perimeter were observed to be in overall fair condition. They too require maintenance work but are still manageable.

FTC was informed that all assessed on-site trees are proposed for removal. All assessed off-site trees are proposed for preservation.

Refer to the Tree Species Summary – Table 1 for additional species information including, sorted tree diameters and Standard Mitigation Measures calculated for this project.

Heritage, Native and Ordinance Sized Trees

The City of San Jose regulates certain trees in the following categories: *Heritage*, decreed by City Council; *Native*, means a San Jose Native (tree) and *Ordinance Sized Tree*, a tree having a main stem or trunk 56 inches or more in circumference (18 inches in diameter) at a height measured 24 inches above natural grade slope. (SJMC 13.32.20.1)

- FTC was informed by a member of City Staff that no Heritage trees are on record for the 295 East Virginia Street site.

- Three coast live oaks (trees 22, 23 and 24) are the only native trees as defined by the City of San Jose that were assessed at the site. The oaks were observed to be in overall fair condition. These oaks are off-site trees and are proposed to be preserved.

- Ordinance sized trees consist of the following: bottle brush (trees 45, 50 and 58, photos 5, 6 and 10 respectively); Chinese tallow (trees 53 and 57, photos 8 and 9 respectively); coast redwood (tree 52, photo 7); Mexican fan palm (tree 39, photo 4); London plane (trees 18 and 19, photo 2) and tree of heaven (trees 5 and 33, photos 1 and 3 respectively). Overall condition for these trees ranged from very poor to fair. These trees are on-site trees and are proposed to be removed.

Analysis

The subject trees were assessed for structure, health and overall condition. Evaluation Factors for Determining Overall Tree Condition – Table 2, defines the characteristics for each rating.

Suitability Factors for Tree Preservation – Table 3, explains the method behind the rating system. Suitability for preservation is especially valuable when used as a design tool by architects and planners. This qualitative tree data is a contributing factor when deciding the reasonableness of whether to accommodate a tree by design.

The Tree Assessment Chart – Table 4, contains the collected tree data from the subject trees. Data includes tag number, tree measurements, and ratings for structure, health and overall condition with a separate suitability rating for preservation. Entries include the Arborists' comments and recommendations.

Conclusions

In light of the anticipated construction impacts described to FTC, the preservation of existing on-site trees as they are located is not possible. The number of mitigation replacement trees noted in the Tree Species Summary – Table 1, is predicated on the removal of all existing on-site trees and the preservation of all assessed off-site trees.

To preserve assessed off-site trees, the recommendations contained in the attached Tree Protection Plan – Appendix 2 are to be followed. When properly implemented the Tree Protection Plan is expected to minimize construction impacts and to extend the lives of protected trees.

Recommendations

1. The final grading, improvement and construction plans are to be reviewed by the Project Arborist prior to the commencement of construction activities in order to revise plans for tree removal, tree preservation, tree protection or pruning.

2. Tree Removals are to be performed prior to construction activities. Removal of trees shall be accomplished in a manner that does not damage protected trees or desired vegetation.

3. All tree work is to be completed by a State of California Licensed Tree Contractor. Hands on tree work is to be performed or directed by a Certified Arborist or a Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adheres to the most recent editions

of the American National Standards Institute (ANSI) for Tree Care Operations (Z133.1) and all applicable parts of the ANSI A300 series.

4. Authorization is required from the City of San Jose prior to scheduling the removal of the subject trees from the property. Other conditions may apply and it is the responsibility of the Owner to understand and comply with those conditions.

5. The Preliminary Tree Location Map should be replaced with a land surveyed site map showing trees and driplines accurately located.

6. Questions regarding the information in this report are to be addressed to Fujiitrees Consulting.

These findings and recommendations are based on currently available information and are provided for the Client to make informed decisions regarding the subject trees contained in this report.

Literature Referenced

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Table 1

Tree Species Summary

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Table 1
Tree Species Summary
295 East Virginia Street
San Jose, California

Common Name	Tree Species [1]	Occurrence	Percentage of Assessed Species	Native [2]	Ordinance Sized Tree [3]	Preserve	Remove	Sorted Tree Diameters			Type of Tree to be Removed [4]						Mitigation Replacement Trees [5]		
								18 inches or greater	12 - 17 inches	Less than 12 inches	18" or greater Native 5:1	12" -17" Native 3:1	<12" Native 1:1	18" or greater Non-Native 4:1	12"-17"Non-Native 2:1	<12" Non-Native 1:1	24 inch box	24 inch box	15 gallon container
almond	*Prunus dulcis*	1	1%				1		1					0	2	0	0	2	0
bottle brush	*Callistemon viminalis*	10	13%		3		10	3	5	2				12	10	2	12	10	2
Chinese tallow	*Triadica sebifera*	2	3%		2		2	2						8	0	0	8	0	0
coast live oak	*Quercus agrifolia*	3	4%	3		3	0				0	0	0				0	0	0
coast redwood	*Sequoia sempervirens*	7	9%		1		7	1	2	4				4	4	4	4	4	4
evergreen pear	Pyrus kawakamii	3	4%				3			3				0	0	3	0	0	3
Hollywood juniper	*Juniperus chinensis 'Torulosa'*	1	1%				1			1				0	0	1	0	0	1
London plane	*Platanus x acerifolia*	16	21%		2	3	13	2	3	8				8	6	8	8	6	8
Mexican fan palm	*Washingtonia robusta*	1	1%		1		1	1						4	0	0	4	0	0
pistache	*Pistacia chinensis*	5	7%			5	0							0	0	0	0	0	0
privet	*Ligustrum lucidum*	1	1%				1			1				0	0	1	0	0	1
tree of heaven	*Ailanthus altissima*	6	8%		2	1	5	2	1	2				8	2	2	8	2	2
Xylosma	*Xylosma congestum*	20	26%				20			20				0	0	20	0	0	20
	Totals	**76**	**100%**	**3**	**11**	**12**	**64**	**11**	**12**	**41**	**0**	**0**	**0**	**44**	**24**	**41**	**44**	**24**	**41**

1/ Tree: A plant exceeding six feet in height. Refer to Guidelines … - Exhibit 1.
2/ Native: A San Jose Native (Tree). Refer to Guidelines … - Exhibit 1.
3/ Ordinance Size Tree: Having a main stem or trunk 56 inches in circumference (18 inches in diameter) at a height measured 24 inches above the natural grade slope.
4/ Type of Tree to be Removed: Number of replacement trees using the prescribed ratios as per the City of San Jose "Standard Mitigation Measure" matrix. (Exhibit 1-Item 8)
5/ Mitigation Replacement Trees: Each cell contains the total number of replacement trees per species and container size. Refer to Guidelines … - Exhibit 1- Item 8.
Total number of replacement trees by container size.

Table 2

Evaluation Factors for Determining Overall Tree Condition

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Table 2
Evaluation Factors for Determining
Overall Tree Condition
295 East Virginia Street
San Jose, California

Structure

1-Very Poor	Trunk has large pockets of decay, is weakly bifurcated or has a severe lean. Limbs or branches are poorly attached or dead. Possible high risk
2-Poor	Limbs or branches are poorly attached or developed. Canopy is not symmetrical. Trunk has a lean.
3-Fair	Trunk, limb and branch development though flawed is typical of this species
4-Good	Trunk is well developed with well-attached limbs and branches have some flaws but hardly visible.
5-Very Good	In addition to attributes of a good rating, the tree exhibits a well-developed root flare and a balanced canopy.

Health

1-Very Poor	Tree displays severe dieback of branches, canopy is extremely sparse. May exhibit extensive pathogen infestation. Or tree is dead.
2-Poor	Tree displays some dieback of branches, foliar canopy is sparse, little to no signs of new growth or vigor. Possible pathogen infestation.
3-Fair	Tree is developing in a manner typical to others in the area. Canopy is full.
4-Good	New growth is vigorous as evidenced by stem elongation and color. Canopy is dense.
5-Very Good	In addition to attributes of a good rating, tree is displaying extremely vigorous growth and trunk displays a pattern of vigor cracks or lines.

Overall

0-DEAD	Tree has no green foliage and no green in sampled twigs.
1-Very Poor	Tree is in severe decline or dead.
2-Poor	Tree is in decline or lacks vigor.
3-Fair	Tree is typical of species in the area.
4-Good	Tree is vigorous with few visible flaws.
5-Very Good	Tree is extremely vigorous.

Table 3

Suitability Factors for Tree Preservation

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Table 3
Suitability Factors for Tree Preservation
295 East Virginia Street
San Jose, California

Suitability Factors
To assist in the design process assessed trees have been rated as to suitability for preservation. Factors that influence suitability include:

Health: Overall tree vigor, extension of new growth, proper closing of wounds and the presence of plant pathogens.

Structure: The overall tree architrave, including roots, trunk, limbs, and branches are visually assessed for defects. A defect that can be corrected by proper arboricultural practices may allow a tree to be preserved.

Safe and Useful Life Expectancy: The life of a tree is much like a bell-shaped curve; where aging accentuates tree vigor until a point at the top of the curve where aging now reduces tree vigor and decline begins. A species may be long lived but have a poor structure that is prone to fail and should not be considered safe or useful.

Tree Species: The factors described above are predicated on the tree species. Certain species grow slowly and decline slowly. Other species grow quickly and decline quickly. Tree species that are invasive, or a nuisance or have an inherently poor structure are to be avoided.

Suitability Ratings
When the above factors are considered, assessed trees were rated as HIGH, MODERATE or LOW in suitability for preservation. An explanation for each rating is provided below.

HIGH: Trees which are significant and expected to provide long-term contributions to the site. They display fair or better health and fair or better structural condition. On-going suitability may require typical maintenance practices commonly associated with the tree species. These trees are the most suitable for retention measures and are worthy of consideration during the design process or design revision.

MODERATE: Trees which contribute to the site but provide less than significant contributions for reasons of health, structural condition or appearance. On-going suitability will require properly implemented maintenance practices. Design revisions to preserve these trees may not be warranted.

LOW: Trees which provide minor contributions to the property for reasons of poor health, structural condition or appearance. A tree species that is a nuisance due to litter, will grow too large for the area or is known to develop a structure prone to failure is also rated low in suitability. Generally speaking, trees in this category are not expected to benefit or respond to acceptable corrective measures. Removal of these trees will often allow the safe, useful and aesthetic enjoyment of the property. *Preservation of low rated trees is not recommended.*

*Preservation is referred to as "Conservation" in ANSI A300 (Part 5) – 2005 Management

Table 4

Tree Assessment Chart

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Table 4
Tree Assessment Chart
295 East Virginia Street
San Jose, California

Tree No.	Common Name	Tree Species [1]	Trunk Diameter [2]	Trunk Diameter [2]	Trunk Diameter [2]	Adjusted Trunk Diameter [3]	Trunk Circumference [4]	Approximate Height [5]	Approximate Crown [6]	Structure	Health	Overall Condition [7]	Ordinance Sized Tree [8]	Suitability for Preservation [9]	Native to San Jose Area [10]	Disposition: P= Preserve R = Remove	Comments
1	Xylosma	*Xylosma congestum*	2	4		6	19	12	10	1	3	Very Poor		Low		**R**	Intertwined canopies
2	Xylosma	*Xylosma congestum*	8.8			9	28	18	10	2	3	Fair		Low		**R**	Intertwined canopies
3	Xylosma	*Xylosma congestum*	3.2			3	10	15	6	2	3	Fair		Low		**R**	Intertwined canopies
4	Xylosma	*Xylosma congestum*	3			3	9	10	5	2	3	Fair		Low		**R**	Intertwined canopies
5	tree of heaven	*Ailanthus altissima*	10	11		21	66	20	20	2	3	Very Poor	Yes	Low		**R**	Bifurcated trunk
6	London plane	*Platanus x acerifolia*	8.3			8	26	20	12	3	2	Poor		Low		**R**	Branch die back
7	Xylosma	*Xylosma congestum*	6.5			7	20	13	10	1	2	Poor		Low		**R**	Suppressed growth
8	Xylosma	*Xylosma congestum*	11.3			11	36	18	18	3	3	Fair		Low		**R**	One sided canopy
9	Xylosma	*Xylosma congestum*	5.5			6	17	10	10	1	2	Very Poor		Low		**R**	Extreme trunk lean
10	Xylosma	*Xylosma congestum*	9			9	28	15	10	2	3	Poor		Low		**R**	Suppressed growth

Table 4
Tree Assessment Chart
295 East Virginia Street
San Jose, California

Tree No.	Common Name	Tree Species [1]	Trunk Diameter [2]	Trunk Diameter [2]	Trunk Diameter [2]	Adjusted Trunk Diameter [3]	Trunk Circumference [4]	Approximate Height [5]	Approximate Crown [6]	Structure	Health	Overall Condition [7]	Ordinance Sized Tree [8]	Suitability for Preservation [9]	Native to San Jose Area [10]	Disposition: P= Preserve R = Remove	Comments
11	London plane	*Platanus x acerifolia*	10.8			11	34	23	23	3	1	Poor		Low		**R**	Tree is in moderate decline
12	Xylosma	*Xylosma congestum*	8.8			9	28	14	10	2	3	Poor		Low		**R**	Suppressed growth
13	Xylosma	*Xylosma congestum*	7.5			8	24	12	10	1	2	Very Poor		Low		**R**	Suppressed growth
14	London plane	*Platanus x acerifolia*	11.3			11	36	25	23	3	2	Poor		Low		**R**	Branch die back
15	Xylosma	*Xylosma congestum*	8.8			9	28	18	10	2	3	Poor		Low		**R**	Suppressed growth
16	Xylosma	*Xylosma congestum*	9			9	28	18	18	3	3	Fair		Low		**R**	Dense canopy
17	Xylosma	*Xylosma congestum*	4			4	13	10	13	3	3	Fair		Low		**R**	Dense canopy. Within a shelter, trunk diameter was approximated, tree was not tagged
18	London plane	*Platanus x acerifolia*	20			20	63	28	40	2	2	Poor	Yes	Low		**R**	Tree is in severe decline
19	London plane	*Platanus x acerifolia*	21			21	66	43	45	3	3	Fair	Yes	High		**R**	Good overall

Table 4
Tree Assessment Chart
295 East Virginia Street
San Jose, California

Tree No.	Common Name	Tree Species [1]	Trunk Diameter [2]	Trunk Diameter [2]	Trunk Diameter [2]	Adjusted Trunk Diameter [3]	Trunk Circumference [4]	Approximate Height [5]	Approximate Crown [6]	Structure	Health	Overall Condition [7]	Ordinance Sized Tree [8]	Suitability for Preservation [9]	Native to San Jose Area [10]	Disposition: P= Preserve R = Remove	Comments
20	Xylosma	*Xylosma congestum*	4.8			5	15	10	6	2	1	Very Poor		Low		**R**	Trunk wounds
21	tree of heaven	*Ailanthus altissima*	14			14	44	20	20	2	3	Poor		Low		**R**	Trunk wounds
22	coast live oak	*Quercus agrifolia*	13.2			13	41	20	12	2	3	Fair		Low	Yes	**P**	High foliar canopy-lower limbs removed
23	coast live oak	*Quercus agrifolia*	14			14	44	20	20	2	3	Fair		Low	Yes	**P**	High foliar canopy-lower limbs removed
24	coast live oak	*Quercus agrifolia*	16			16	50	20	22	3	3	Fair		Mod	Yes	**P**	Dense canopy
25	London plane	*Platanus x acerifolia*	3.8			4	12	18	4	2	2	Poor		Low		**P**	Displays low vigor
26	London plane	*Platanus x acerifolia*	3.5			4	11	18	5	3	3	Fair		Mod		**P**	Vigorous growth
27	pistache	*Pistacia chinensis*	5.8			6	18	12	10	3	3	Fair		Mod		**P**	Vigorous growth
28	pistache	*Pistacia chinensis*	5.3			5	17	12	8	3	3	Fair		Mod		**P**	Vigorous growth
29	pistache	*Pistacia chinensis*	6			6	19	12	10	3	3	Fair		Mod		**P**	Vigorous growth

Table 4
Tree Assessment Chart
295 East Virginia Street
San Jose, California

Tree No.	Common Name	Tree Species [1]	Trunk Diameter [2]	Trunk Diameter [2]	Trunk Diameter [2]	Adjusted Trunk Diameter [3]	Trunk Circumference [4]	Approximate Height [5]	Approximate Crown [6]	Structure	Health	Overall Condition [7]	Ordinance Sized Tree [8]	Suitability for Preservation [9]	Native to San Jose Area [10]	Disposition: P= Preserve R = Remove	Comments
30	pistache	*Pistacia chinensis*	7			7	22	15	10	3	3	Fair		Mod		**P**	Vigorous growth
31	tree of heaven	*Ailanthus altissima*	5	3		8	25	15	10	2	3	Poor		Low		**P**	Bifurcated trunk. Within a shelter, trunk diameter was approximated, tree was not tagged
32	pistache	*Pistacia chinensis*	6.5			7	20	14	12	3	3	Fair		Mod		**P**	Vigorous growth
33	tree of heaven	*Ailanthus altissima*	7	8	5	20	63	20	20	2	3	Fair	Yes	Low		**R**	Multi-stem trunk, trunk diameters approximate at 24 inches above grade.
34	London plane	*Platanus x acerifolia*	9.3			9	29	15	18	3	2	Poor		Mod		**R**	Branch die back
35	tree of heaven	*Ailanthus altissima*	4.8			5	15	10	10	2	3	Poor		Low		**R**	Trunk wounds
36	tree of heaven	*Ailanthus altissima*	2			2	6	10	8	1	2	Very Poor		Low		**R**	Extreme trunk lean
37	London plane	*Platanus x acerifolia*	6.3	5.2		12	36	15	15	3	3	Fair		Mod		**R**	Bifurcated trunk
38	London plane	*Platanus x acerifolia*	5.2			5	16	10	10	3	3	Fair		Mod		**R**	Branch die back

Table 4
Tree Assessment Chart
295 East Virginia Street
San Jose, California

Tree No.	Common Name	Tree Species [1]	Trunk Diameter [2]	Trunk Diameter [2]	Trunk Diameter [2]	Adjusted Trunk Diameter [3]	Trunk Circumference [4]	Approximate Height [5]	Approximate Crown [6]	Structure	Health	Overall Condition [7]	Ordinance Sized Tree [8]	Suitability for Preservation [9]	Native to San Jose Area [10]	Disposition: P= Preserve R = Remove	Comments
39	Mexican fan palm	*Washingtonia spp.*	18			18	57	6	8	3	3	Fair	Yes	Low		**R**	Vigorous growth, height measured from existing grade to apical meristem.
40	London plane	*Platanus x acerifolia*	11.2			11	35	18	15	3	3	Fair		Mod		**R**	Branch die back
41	London plane	*Platanus x acerifolia*	11.5			12	36	20	18	3	3	Fair		Low		**R**	Slight trunk lean
42	London plane	*Platanus x acerifolia*	8.5			9	27	18	18	4	3	Good		High		**R**	Branch die back
43	London plane	*Platanus x acerifolia*	6.8			7	21	15	10	4	3	Fair		Mod		**R**	Branch die back
44	bottle brush	*Callistemon viminalis*	7.8	6.8		15	46	10	8	3	3	Fair		Low		**R**	Multi-stem trunk
45	bottle brush	*Callistemon viminalis*	6	6.8	7	20	62	10	10	2	3	Poor	Yes	Low		**R**	Multi-stem trunk
46	bottle brush	*Callistemon viminalis*	8	8.3		16	51	12	10	2	3	Poor		Low		**R**	Multi-stem trunk
47	London plane	*Platanus x acerifolia*	9.8			10	31	22	10	1	2	Very Poor		Low		**P**	High foliar canopy-lower limbs removed
48	privet	*Ligustrum lucidum*	7.2			7	23	8	6	1	1	Very Poor		Low		**R**	Suppressed growth

Table 4
Tree Assessment Chart
295 East Virginia Street
San Jose, California

Tree No.	Common Name	Tree Species [1]	Trunk Diameter [2]	Trunk Diameter [2]	Trunk Diameter [2]	Adjusted Trunk Diameter [3]	Trunk Circumference [4]	Approximate Height [5]	Approximate Crown [6]	Structure	Health	Overall Condition [7]	Ordinance Sized Tree [8]	Suitability for Preservation [9]	Native to San Jose Area [10]	Disposition: P= Preserve R = Remove	Comments
49	bottle brush	*Callistemon viminalis*	6			6	19	10	10	1	2	Very Poor		Low		**R**	Moderate trunk lean
50	bottle brush	*Callistemon viminalis*	10.5	7.3		18	56	10	15	3	3	Poor	Yes	Low		**R**	Multi-stem trunk
51	coast redwood	*Sequoia sempervirens*	13.7			14	43	20	9	3	4	Good		Mod		**R**	Intertwined canopies
52	coast redwood	*Sequoia sempervirens*	20.5			21	64	25	10	4	4	Good	Yes	Mod		**R**	Dense canopy
53	Chinese tallow tree	*Triadica sebifera*	5.3	6	14	25	79	20	15	2	3	Poor	Yes	Low		**R**	Multi-stem trunk
54	Hollywood juniper	*Juniperus chinensis 'Torulosa'*	7.5			8	24	10	6	1	1	Very Poor		Low		**R**	Tree is in severe decline
55	bottle brush	*Callistemon viminalis*	7.8	9		17	53	10	8	1	2	Very Poor		Low		**R**	Suppressed growth
56	bottle brush	*Callistemon viminalis*	6.2			6	19	10	12	1	2	Very Poor		Low		**R**	Extreme trunk lean
57	Chinese tallow tree	*Triadica sebifera*	14	9.3		23	73	15	15	2	1	Very Poor	Yes	Low		**R**	Tree is in severe decline

Table 4
Tree Assessment Chart
295 East Virginia Street
San Jose, California

Tree No.	Common Name	Tree Species [1]	Trunk Diameter [2]	Trunk Diameter [2]	Trunk Diameter [2]	Adjusted Trunk Diameter [3]	Trunk Circumference [4]	Approximate Height [5]	Approximate Crown [6]	Structure	Health	Overall Condition [7]	Ordinance Sized Tree [8]	Suitability for Preservation [9]	Native to San Jose Area [10]	Disposition: P= Preserve R = Remove	Comments
58	bottle brush	*Callistemon viminalis*	>18	See note		18	57	10	8	1	3	Very Poor	Yes	Low		**R**	Multi-stem trunk, tree was topped, diameter approximated due to excessive vegetation
59	bottle brush	*Callistemon viminalis*	12			12	38	7	6	1	3	Very Poor		Low		**R**	Multi-stem trunk, tree was topped, diameter approximated
60	almond	*Prunus dulcis*	9	3	5	17	53	12	10	2	3	Poor		Low		**R**	High foliar canopy-lower limbs removed
61	bottle brush	*Callistemon viminalis*	12			12	38	8	10	1	3	Very Poor		Low		**R**	Multi-stem trunk, tree was topped, diameter approximated
62	Xylosma	*Xylosma congestum*	10			10	31	15	10	2	3	Poor		Low		**R**	Trunk cankers
63	Xylosma	*Xylosma congestum*	4.5			5	14	8	5	1	2	Very Poor		Low		**R**	Tree was topped
64	Xylosma	*Xylosma congestum*	7.3			7	23	15	8	2	2	Poor		Low		**R**	Trunk cankers
65	evergreen pear	Pyrus kawakamii	7.5			8	24	15	10	2	3	Poor		Low		**R**	Trunk wounds
66	Xylosma	*Xylosma congestum*	7.5			8	24	15	8	2	2	Poor		Low		**R**	Trunk cankers

Table 4
Tree Assessment Chart
295 East Virginia Street
San Jose, California

Tree No.	Common Name	Tree Species [1]	Trunk Diameter [2]	Trunk Diameter [2]	Trunk Diameter [2]	Adjusted Trunk Diameter [3]	Trunk Circumference [4]	Approximate Height [5]	Approximate Crown [6]	Structure	Health	Overall Condition [7]	Ordinance Sized Tree [8]	Suitability for Preservation [9]	Native to San Jose Area [10]	Disposition: P= Preserve R = Remove	Comments
67	Xylosma	*Xylosma congestum*	8.5			9	27	15	8	2	2	Poor		Low		**R**	Trunk cankers
68	evergreen pear	Pyrus kawakamii	10.8			11	34	12	8	2	2	Poor		Low		**R**	Foliar blight

Table 4
Tree Assessment Chart
295 East Virginia Street
San Jose, California

Tree No.	Common Name	Tree Species [1]	Trunk Diameter [2]	Trunk Diameter [2]	Trunk Diameter [2]	Adjusted Trunk Diameter [3]	Trunk Circumference [4]	Approximate Height [5]	Approximate Crown [6]	Structure	Health	Overall Condition [7]	Ordinance Sized Tree [8]	Suitability for Preservation [9]	Native to San Jose Area [10]	Disposition: P= Preserve R = Remove	Comments
69	Xylosma	*Xylosma congestum*	6.5			7	20	10	8	2	3	Poor		Low		**R**	Trunk cankers
70	evergreen pear	Pyrus kawakamii	8.3			8	26	12	8	2	3	Poor		Low		**R**	Trunk wounds
71	coast redwood	*Sequoia sempervirens*	7			7	22	15	6	3	2	Poor		Low		**R**	Drought stress symptoms. Within a shelter, trunk diameter was approximated, tree was not tagged
72	coast redwood	*Sequoia sempervirens*	7.3			7	23	12	5	1	2	Very Poor		Low		**R**	Tree was topped
73	coast redwood	*Sequoia sempervirens*	8.3			8	26	12	6	2	2	Poor		Low		**R**	Drought stress symptoms
74	London plane	*Platanus x acerifolia*	8	8.5		17	52	25	20	1	3	Very Poor		Low		**R**	Bifurcated trunk, one stem exhibits a severe lean. 74 and 75 emerge from the ground together.

Table 4
Tree Assessment Chart
295 East Virginia Street
San Jose, California

Tree No.	Common Name	Tree Species [1]	Trunk Diameter [2]	Trunk Diameter [2]	Trunk Diameter [2]	Adjusted Trunk Diameter [3]	Trunk Circumference [4]	Approximate Height [5]	Approximate Crown [6]	Structure	Health	Overall Condition [7]	Ordinance Sized Tree [8]	Suitability for Preservation [9]	Native to San Jose Area [10]	Disposition: P= Preserve R = Remove	Comments
75	coast redwood	*Sequoia sempervirens*	12			12	38	18	10	3	3	Fair		Low		**R**	Drought stress symptoms. 74 and 75 emerge from the ground together.
76	coast redwood	*Sequoia sempervirens*	6			6	19	12	6	1	2	Very Poor		Low		**R**	Tree was topped

1/ Tree: A growing plant exceeding six feet in height. Refer to Guidelines … - Exhibit 1.
2/ Trunk Diameter: Measured at 24 inches above the existing grade with a diameter tape or noted when approximated.
3/ Adjusted Trunk Diameter: Diameters were rounded to whole numbers. Multi-stem trunk diameters were added together as stated in the ordinance.
4/ Trunk Circumference converted from the recorded trunk diameter
5/ Approximate Height: Tree height was approximated
6/ Approximate Crown: Approximate distance between the opposite edges of the dripline
7/ Overall Condition: Please refer to Table 2 for an explanation of terms.
8/ Ordinance Sized Tree: Having a main stem or trunk 56 inches or more in circumference (18 inches in diameter) Refer to Guidelines … - Exhibit 1.
9/ Suitability for Preservation: Please refer to Table 3 for an explanation of terms. Mod = Moderate
10/ Native: A San Jose Native (Tree). Refer to Guidelines … - Exhibit 1.
Off-Site Trees: Those assessed trees observed to be outside of the subject property.

Appendix 1

Photograph Exhibit

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Appendix 1
Photograph Exhibit of Ordinance Size Trees
295 East Virginia Street
San Jose, California

Photo 1. Tree 5 a tree of heaven, with a multistem trunk collectively measures 21 inches in diameter. This is an on-site tree.

Photo 2. Two London planes, trees 18 and 19, measure 20 and 21 inches respectively in trunk diameter. These are on-site trees.

Appendix 1
Photograph Exhibit of Ordinance Size Trees
295 East Virginia Street
San Jose, California

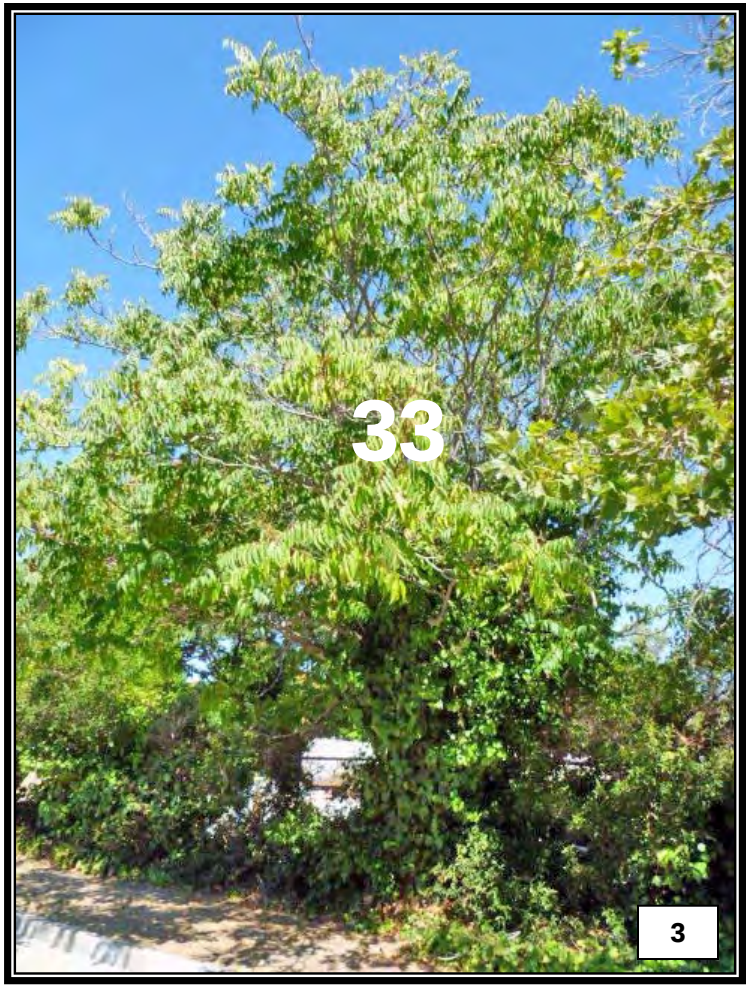

Photo 3. Tree 33, a multi-stem tree of heaven measures 20 in diameter. This is an on-site tree.

Photo 4. A Mexican fan palm stands over six feet at it's apical meristem and approximately 18 inches in diameter. This is an on-site tree.

Appendix 1
Photograph Exhibit of Ordinance Size Trees
295 East Virginia Street
San Jose, California

Photo 5. This bottle brush, tree 45 with a multi-stem trunk measures 20 in diameter. This is an on-site tree.

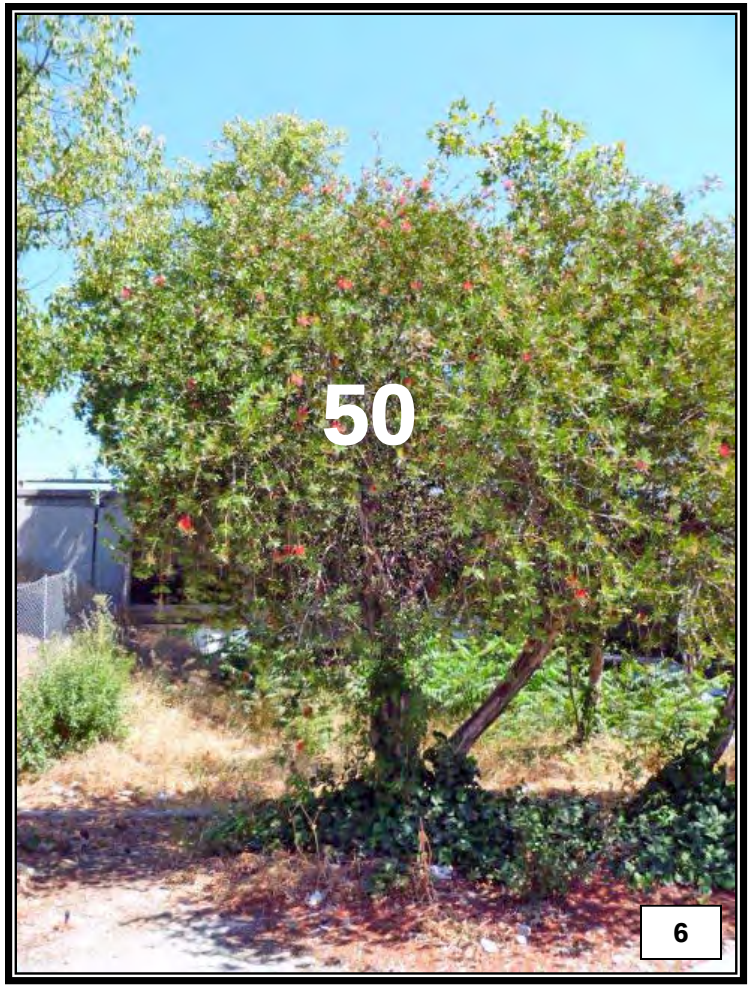

Photo 6. Tree 50 is a multistem bottle brush collectively measuring approximately 18 inches in diameter. This is an on-site tree.

Appendix 1
Photograph Exhibit of Ordinance Size Trees
295 East Virginia Street
San Jose, California

Photo 7. Tree 52, a coast redwood with a single main stem measures 21 inches in diameter. This is an on-site tree.

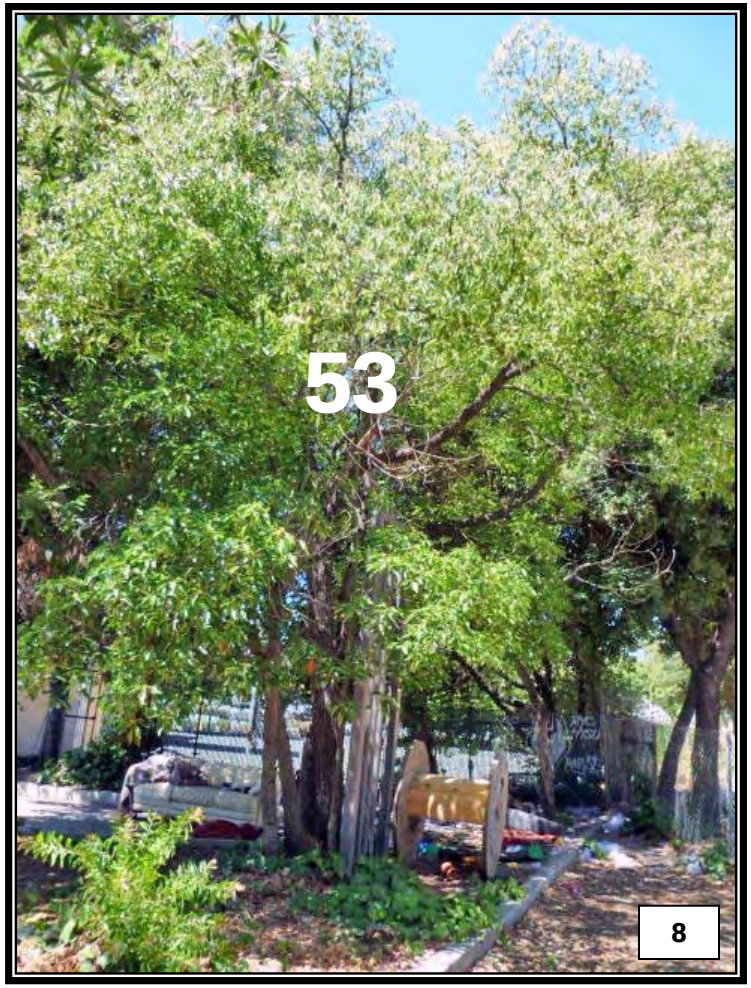

Photo 8. This multi-stem Chinese tallow, tree 53, measures 25 inches in diameter. This is an on-site tree.

Appendix 1
Photograph Exhibit of Ordinance Size Trees
295 East Virginia Street
San Jose, California

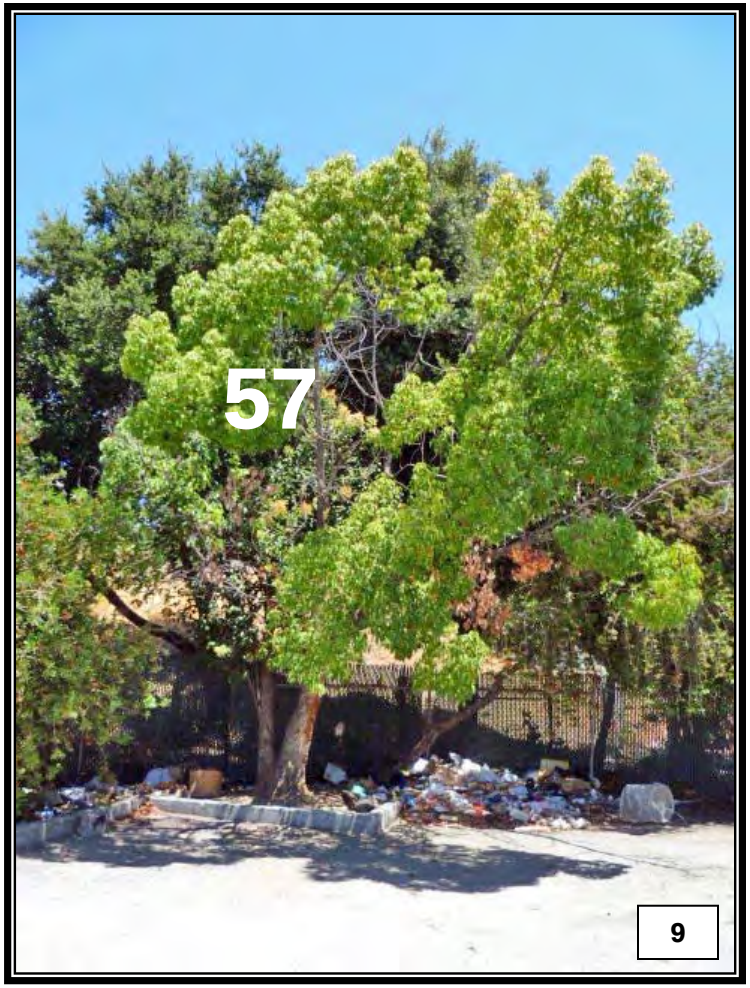

Photo 9. A Chinese tallow, tree 57, has a bifurcated trunk collectively measures 23 inches in diameter. This is an on-site tree.

Photo 10. A very multi-stem bottle brush due to a low topping cut, has stems that collectively measure greater than 18 inches in diameter. This is an on-site tree.

Appendix 2

Tree Protection Plan

Example of Warning Sign - English

Example of Warning Sign - Spanish

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Appendix 2
Tree Protection Plan
Prepared for
295 East Virginia Street
San Jose, California

Introduction

In order to establish the importance of protecting mature trees, these recommendations are to be included as a detail on the final site plan used for construction.

A Registered Consulting Arborist or qualified Certified Arborist is to be retained to act as the Project Arborist to monitor any construction activities that may impact the health of protected trees at the site.

A site meeting to review the Tree Protection Plan with those whose work may impact protected trees is recommended. Participants should include but not limited to the general contractor, sub-contractors, architect, landscape architect or designer, landscapers, engineer and the Project Arborist.

Design or construction plans that may impact protected trees are to be reviewed by the Project Arborist prior to plan approval. Such plans may include but not limited to building footprints and elevations, demolition, grading, improvement, utility or drainage.

1. Preconstruction Items

1.1. Tree Work

1.1.1. Prior to the start of grading and construction, all protected trees must be checked for adequate clearance from equipment and construction activities by the General Contractor and the Project Arborist.

1.1.2. Tree Removals are to be performed prior to commencement of construction activities. Removal of trees is to be accomplished in a manner that does not damage protected trees or desired vegetation. The tree contractor must notify the Project Arborist prior to beginning work if collateral damage is thought to be unavoidable.

1.1.3. All tree work for protected trees is to be completed by a State of California Licensed Tree Contractor. Hands on tree work is to be performed or directed by a Certified Arborist or a Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adheres to the most recent editions of the American National Standards Institute (ANSI) for Tree Care Operations (Z133.1) and all applicable parts of the ANSI A300 series.

1.2. Mulch

1.2.1. A 6-inch layer of coarse mulch or clean wood chips is to be placed on the exposed soil within tree protection fencing of each protected tree or group of protected trees as determined by the Project Arborist.

1.2.2. Mulch is to be kept 24 inches from the base of tree.

1.3. Tree Protection and Tree Protection Zone (TPZ)

1.3.1. Tree protection barriers are to consist of Chain link fencing 6 feet or higher mounted on 8 foot tall 1.5 inch metal posts driven 2 feet into the ground.

1.3.2. Chain link panels 6 feet or higher mounted on sturdy footings may be used when approved by the Project Arborist.

1.3.3. Trunk wraps are to be used when recommended by the Project Arborist. (See item 1.4)

1.3.4. Placement of Tree Protection Fencing

1.3.4.1. Fencing is to be placed one foot outside the dripline of protected trees or as determined by the Project Arborist.

1.3.4.2. Trees 27 through 32 are to be placed within a continuous fence. A gate or access point is to be installed to allow inspection and maintenance of the trees.

1.3.4.3. Trees 22 through 26 and 47 will each require separate continuous fencing. A gate or access point is to be installed in each unit to allow inspection and maintenance of the trees.

1.3.5. Warning signs are to be prominently displayed on each fence. The sign is to be laminated or otherwise made weather resistant. (Please refer to the attached examples.)

1.3.6. The configuration of the tree protection fencing is not to be adjusted without authorization from the Project Arborist.

1.4. Trunk Wraps

Where the Project Arborist has determined that tree protection fencing will interfere with the safety of work crews, an alternative form of tree protection is the Tree Wrap as described below:

1.4.1. Straw waddle as used for erosion control is to be coiled around the trunk up to a height of six feet or more above grade.

1.4.2. Lower limbs may require protection as determined by the Project Arborist.

1.4.3. A double layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

1.4.4. Damaged straw waddle is to be immediately replaced.

1.5. Watering of Trees

1.5.1. Prior to the commencement of construction activities (demolition, grading, excavation, etc.) All protected trees are to receive supplemental watering as recommended by the Project Arborist. Water is to be applied to the exposed soil within the dripline of the tree using care to avoid wetting the trunk.

1.5.2. When necessary a tree well created by straw waddle is to be installed around each tree as directed by the Project Arborist to reduce run-off during watering.

1.5.3. Only potable water or water from a fire hydrant is to be used for watering the trees. Reclaimed water is not to be used for watering trees.

1.5.4. Water can be provided by a water truck, black permeable (soaker) hose or a temporary irrigation system.

1.5.4.1. Black soaker hose or temporary irrigation system

1.5.4.1.1. Install the black soaker hose or emitters around the trunk and within the area halfway between the trunk and the edge of the dripline.

1.5.4.1.2. Water is to be applied at a rate of pressure that will avoid runoff.

1.5.4.1.3. Apply water until the soil is moist to a depth of 18 inches.

1.5.4.1.4. Install a battery operated irrigation valve to prevent overwatering the trees is recommended.

1.5.4.1.5. Refer to the Project Arborist for scheduling irrigation.

1.5.4.2. Water truck

1.5.4.2.1. The operator must apply water in a manner that does not cause run-off or disturb the soil.

1.5.4.2.2. Each tree well is to be filled twice for each watering cycle.

2. During Construction

2.1. Restrictions within and closely around the **Tree Protection Zone (TPZ):**

2.1.1. All work within the TPZ and dripline (which ever is greater) is to be monitored or authorized by the Project Arborist.

2.1.2. All work within the TPZ and dripline (which ever is greater) is to be performed by hand or hand held equipment.

2.1.3. Boring or the use of a pneumatic device (Air Spade®) is recommended for authorized excavation within the dripline or TPZ of trees.

2.1.4. Do not store materials, soil, supplies or debris within the TPZ.

2.1.5. Do not apply herbicides within the TPZ or near protected trees without written authorization from the Project Arborist.

2.1.6. Do not park or operate vehicles or equipment within the TPZ.

2.1.7. Do not discharge exhaust into the foliage of protected trees.

2.1.8. Do not trench, dig or otherwise excavate within the TPZ without authorization from the Project Arborist.

2.1.9. Do not spill, dump or allow runoff of damaging materials within the TPZ.

2.2. Additional Tree Pruning

2.2.1. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist or a Certified Tree Worker and not by construction personnel. (Refer to 1.1.3 Tree Work)

2.3. Tree Damage

2.3.1. Tree damage related to construction activities is to be reported to the Project Arborist within 4 hours after damage has occurred or was discovered.

2.4. Root pruning

2.4.1. Any root larger than 1 inch in diameter from a protected tree must be cleanly cut with a pruning saw, loppers or a reciprocating saw with a coarse tree blade soon after it has been uncovered.

2.4.2. The Project Arborist is to be notified when any root larger than 2 inches in diameter from a protected tree is exposed. DO NOT CUT ROOTS GREATER THAN 2 INCHES IN DIAMETER WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST.

2.4.3. Seal newly cut roots with white latex paint.

2.4.4. Cover exposed roots with three layers of wet burlap material and/or sturdy plywood. When temperatures are 80 degrees or higher, the burlap is to be regularly kept wet by hose.

2.4.5. All excavation within the TPZ is to be performed manually and is to be monitored by the Project Arborist or designated representative. (Refer to 2.1 Restrictions)

2.5. Watering of Trees During Construction – refer to section 1.5 Water of Trees.

2.6. Protective Fencing

2.6.1. The configuration of the fence is not to be adjusted without authorization from the Project Arborist or designee.

2.7. Inspections

2.7.1. The Project Arborist should perform monthly inspections during the construction period to verify that tree protection measures continue to be properly implemented.

2.7.2. Additional inspections will be necessary if construction activities impact a protected tree. (Please see Item 2. 1 Restrictions.)

2.7.3. Apart from scheduled visits, the designated representative is to provide a 72 hour notice to the Project Arborist when he/she is required to be on site

2.7.4. A written report is to be prepared by the Project Arborist after each inspection. The report is to be emailed to the designated representative.

3. Post Construction Tree Care

3.1. Tree Maintenance

3.1.1. Trees preserved at the construction site will experience a physical environment different from that of pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management and irrigation may be required.

3.1.2. All tree work (pruning and removals) is to be performed by a State of California Licensed Tree Contractor. All pruning is to be performed or directed by an ISA Certified Arborist or a WC/ISA or ISA Certified Tree Worker.

3.2. Scheduled Monitoring Visits

3.2.1. It is recommended that the property owner have the trees inspected for by a Registered Consulting Arborist or a qualified Certified Arborist on a regular basis for tree health and safety.

3.2.2. The Arborist or Forester is to provide a written report after each visit that will include his/her observations, findings and recommendations.

WARNING
Tree Protection Zone

This fence shall not be moved without approval.
Only authorized personnel may enter this area.

Each Protected Tree is required to have at least one warning card on its fencing.

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion.
Solo personal autorizado entrara en esta area.

Cada arbol pretejido requiere tener por lo menos una tarjeta de advertencia en su cerca.

Appendix 3

Preliminary Tree Location Map

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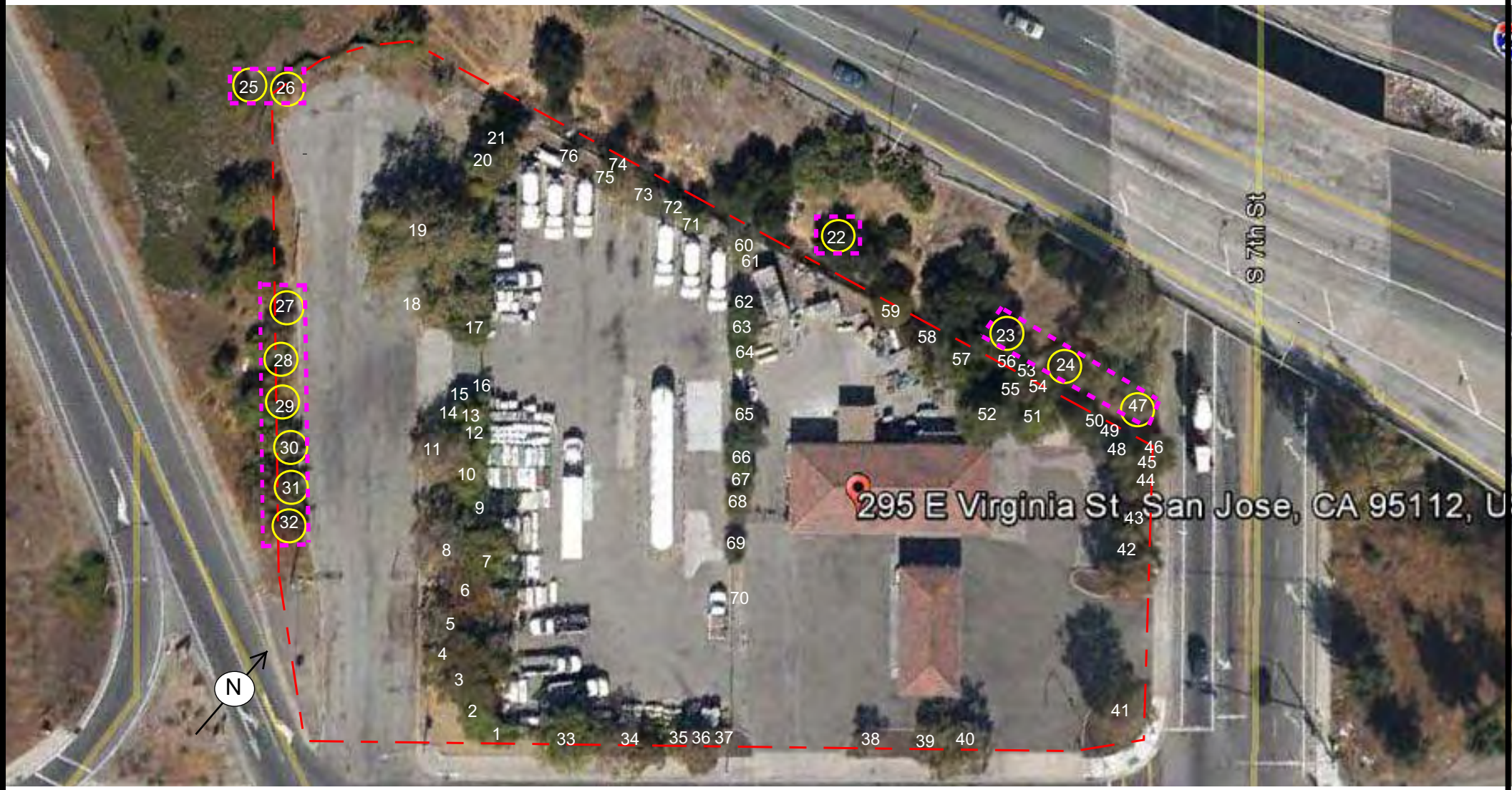
Appendix 3
Preliminary Tree Location Map
295 East Virginia Street
San Jose, California



QUALIFYING REMARKS
-MAP IS NOT SCALED
-TREE LOCATIONS WERE APPROXIMATED
-OFF-SITE TREES APPROXIMATELY 10 FEET OUTSIDE OF EXISTING FENCE WERE ASSESSED.
-AERIAL PHOTO BY GOOGLE EARTH

PRELIMINARY MAP LEGEND
PERIMETER OF PROJECT ASSIGNMENT
TREE TAG NUMBER
OFF-SITE TREES 22-32 & 47
APPROXIMATE PROTECTION FENCING

Exhibit 1

Guidelines for Inventorying, Evaluating, and Mitigating Impacts to Landscape Trees in the City of San Jose
(Referred to as Guidelines ...)

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Guidelines for Inventorying, Evaluating, and Mitigating Impacts to Landscaping Trees in the City of San Jose

1. General Plan Goals and Policies for the Urban Forest

In urban areas, trees provide scenic beauty and shade and serve as wind, noise, and visual barriers. They also filter air pollutants, help conserve energy, replenish oxygen, and protect against flood hazards, landslides, and soil erosion by absorbing rainwater. Native and landscape trees can provide important wildlife habitat for birds living in urban areas. All large specimen and heritage trees, especially native oaks, also have special aesthetic and historical values. Trees soften the effect of urban development and increase property values in neighborhoods and commercial areas.

Urban Forest Goal:

Preserve, protect, and increase plantings of urban trees within the City.

Urban Forest Policies:

1. The City should continue to support volunteer urban forestry programs that encourage the participation of interested citizens in tree planting and maintenance in neighborhoods and parks.
2. Development projects should include the preservation of ordinance-sized, and other significant trees. Any adverse affect on the health and longevity of native oaks, ordinance sized or other significant trees should be avoided through appropriate design measures and construction practices. When tree preservation is not feasible, the project should include appropriate tree replacement. In support of these policies the City should:

    - Continue to implement the Heritage Tree program and the Tree Removal Ordinance.
    - Consider the adoption of Tree Protection Standards and Tree Removal Mitigation Guidelines.

3. The City encourages the maintenance of mature trees on public and private property as an integral part of the urban forest. Prior to allowing the removal of any mature tree, all reasonable measures which can effectively preserve the tree should be pursued.
4. In order to realize the goal of providing street trees along all residential streets, the City should:

    - Continue to update, as necessary, the master plan for street trees which identifies approved species.
    - Require the planting and maintenance of street trees as a condition of development.

- Continue the program for management and conservation of street trees which catalogs street tree stock replacement and rejuvenation needs.

5. The City should encourage the selection of trees appropriate for a particular urban site. Tree placement should consider energy saving values, nearby powerlines, and root characteristics.
6. Trees used for new plantings in urban areas should be selected primarily from species with low water requirements.
7. Where appropriate, trees that benefit urban wildlife species by providing food or cover should be incorporated in urban plantings.
8. Where urban development occurs adjacent to natural plant communities (e.g. oak woodland, riparian forest), landscape plantings should incorporate tree species native to the area to the greatest extent feasible.

Urban Design Policies:

23. New development projects should include the preservation of ordinance-sized and other significant trees. Any adverse affect on the health and longevity of such trees should be avoided through appropriate design measures and construction practices. When tree preservation is not feasible, the project should include appropriate tree replacement.

2. Applicable Code Section

- San Jose Municipal Code (SJMC) Chapter 13.28, 13.32

3. 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 for ordinance and mitigation purposes.

- "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 inches diameter) at a height measured twenty four inches above natural grade slope. (SJMC 13.32.20.I)

- "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. 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. (Trees over 100 inches in circumference would normally qualify for listing on the heritage tree list.)

4. Staff guidelines for Level of Significance/ Significant Impact in CEQA documents

Note: The thresholds and replacement ratios below are the standard/default. However, qualified consultants may propose alternate thresholds and ratios if they feel they are warranted. When proposing alternatives, please be prepared to discuss the rationale for such in the appropriate technical report.

- Heritage Tree
  Removal of one or more heritage trees would create a significant impact. Construction impacts to a heritage tree may create a significant impact.

- Native Ordinance Sized Trees
  Removal of 10 or more native trees would create a significant impact
  Mitigation trees shall be from local saplings (Native means San Jose Native, including but not limited to Oaks, Willow, Maple, Ash, Cottonwood, Buckeye, and Sycamore)

- Non-Native Ordinance Sized Trees
  Removal of 20 or more non-native trees would create a significant impact (Including but not limited to Ponderosa Pine, Black Walnut, Olive)

- Non-Ordinance Sized Trees
  Removal of 100 or more non-ordinance trees would create a significant impact

- Orchard Trees
  The removal of an orchard tree would usually not create a significant impact. (An orchard is an intentional planting of trees or shrubs maintained for commercial food production. Therefore fruit trees, such as a lemon tree in a private backyard, are not considered to be orchard trees.)

- Removal or disturbance of nesting sites would be a Biological impact.

- Removal of trees should also be discussed in the Aesthetics, Air Quality impacts, and/or Land Use sections.

5. When is a tree report / survey required?

If trees on the site could potentially be impacted by development, a tree survey prepared by a qualified arborist is required, for all trees on the site.

When a tree removal is determined to involve potential environmental impacts (i.e. tree removal in riparian corridor, removal of potential nesting site), the removal should also be evaluated in the Biological report for the project.

The project proponent should not be performing the tree survey, as this may be seen as a conflict of interest.

6. What must the tree survey contain?

Consulting Arborists shall be provided with a site plan with tree trunk locations & canopies, a grading plan, aerial, and demolition plans so he/she may evaluate the project impacts to trees and suggest appropriate tree retention.

A matrix with the following information shall be included in the report (This information should also be included in the Initial Study and project plans):

- type of tree (common and scientific name)
- circumference (measured 2 feet above grade)
- health
- suitability for preservation
- disposition (retain, relocate, remove)

The report shall also include:

- map with tree trunk and canopy locations
- photos of ordinance sized trees
- replacement ratios (include discussion if proposing ratios different than typical).

An example can be found on page 8 of the environmental clearance application - http://www.sanjoseca.gov/planning/applications/dev_ec_app.pdf

7. Standard Initial Study discussion:

City of San José Tree Ordinance

The City of San Jose has a tree removal ordinance, which provides a discretionary permit process for the removal of trees on over 56 inches in circumference (18 inches in diameter) at a height of two feet from the ground (City of San Jose Civil Code 13.32.020).

City of San José Heritage Tree List

The City has adopted a Heritage Tree List (San José Municipal Code, Section 13.28.330 and Section 13.32.090) that provides official recognition and protection for trees that are of notable significance due to their history, girth, height, species, or other unique characteristic.

8. Standard mitigation measures:

Standard Mitigation Measure

All trees that are to be removed shall be replaced at the following ratios:

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.				

Mitigation trees should be above and beyond standard landscaping. Riparian planting, and required Street Trees do not count towards meeting these mitigation measures. The species and exact number of trees to be planted on the site will be determined in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement.

Alternative Mitigation Measures

In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the City's Environmental Principal Planner, at the development permit stage:

- The size of a 15-gallon replacement tree can be increased to 24-inch box and count as two replacement trees.
- An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement. Contact Todd Capurso, PRNS Landscape Maintenance Manager, at 277-2733 or todd.capurso@sanjoseca.gov for specific park locations in need of trees.
- A donation of $300 per mitigation tree to Our City Forest or San Jose Beautiful for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.

Protection for trees to be retained

To mitigate potential damage to retained trees, trees shall be safeguarded during construction through implementation of the following measures (SJMC 13.32.130, Ords. 21362, 26595):

- Prior to the issuance of any approval or permit, all trees on the site shall be inventoried by a certified arborist as to size, species and location on the lot and the inventory shall be submitted on a topographical map to the Director;
- Damage to any tree during construction shall be reported to the City's Environmental Principal Planner, and the contractor or owner shall treat the tree for damage in the manner specified by the Environmental Principal Planner.
- No construction equipment, vehicles or materials shall be stored, parked or standing within the tree dripline; and
- Drains shall be installed according to city specifications so as to avoid harm to trees due to excess watering; and
- Wires, signs and other similar items shall not be attached to trees; and
- Cutting and filling around the base of trees shall be done only after consultation with the city arborist and then only to the extent authorized by the city arborist; and
- No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or wastewater shall be dumped on the ground or into any grate between the dripline and the base of the tree or uphill from any tree where certain substances might reach the roots through a leaching process; and
- Barricades shall be constructed around the trunks of trees as specified by a qualified arborist so as to prevent injury to trees making them susceptible to disease causing organisms; and
- Wherever cuts are made in the ground near the roots of trees, appropriate measures shall be taken to prevent exposed soil from drying out and causing damage to tree roots.

For less than significant tree impacts - "the following standard condition will be incorporated into the project permit…. (include mitigation language, but label it as a "Standard Measure")"

9. Monitoring and Reporting (success criteria):

A final report shall be submitted to the Environmental Principal Planner stating if tree protection standards achieved the desired result, how many mitigation trees were planted and where, or if money was donated.

Attachments

Certificate of Performance

Terms and Conditions

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Certification of Performance

That I have personally inspected the tree(s) and /or property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved;

That the analysis opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment the attainment of stipulated results or the occurrence of any subsequent events;

That my analysis opinions and conclusion were developed and this report has been prepared according to commonly accepted Arboricultural practices;

I further certify that I am a Registered Consulting Arborist® by the American Society of Consulting Arborists (ASCA) and a Certified Arborist by the International Society of Arboriculture (ISA).

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees and recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Certain conditions are often hidden within trees or below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed.

Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk.

Signed: _____ Date: 7/11/14

Walter Fujii

Fujiitrees Consulting
TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections and activities of Fujiitrees Consulting hereinafter referred to as "Consultant".

1. Any legal description provided to the Consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.

2. It is assumed that any property referred to in any report or in conjunction with any services performed by the Consultant, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.

3. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the Consultant and the Client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.

4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. The Consultant assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. The Consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.

5. No tree described in this report was climbed, unless otherwise stated. The Consultant cannot take responsibility for any defects, which could only have been discovered by climbing. A full root crown examination (RCX), consisting of excavating the soil around the tree to uncover the root crown and major buttress roots was not performed unless otherwise stated. We cannot take responsibility for any root defects, which could only have been discovered by such an inspection.

6. The Consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.

7. The Consultant offers no guarantees or warrantees, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.

8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the Consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.

9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work produce of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by the Consultant as to the sufficiency or accuracy of that information.

10. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

11. Payment terms are net payable upon receipt of invoice. All balances due beyond 30 days of invoice date will be charged a service fee of 1.5 percent per month (18.0% APR). All checks returned for insufficient funds or any other reason will be subject to a $25.00 service fee. Advance payment of fees may be required in some cases.