

APPENDIX B
Arborist Report

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Huffman-Broadway Group, Inc.

ENVIRONMENTAL REGULATORY CONSULTANTS

828 MISSION AVENUE, SAN RAFAEL, CA 94901 • 415.925.2000 • WWW.H-BGROUP.COM

January 8, 2021

Mr. Darren Berberian
Pacific West Communities, Inc.
430 E. State Street, Ste. 100
Eagle, ID 83616

SUBJECT: TREE SURVEY AT 2880 ALUM ROCK AVENUE, SAN JOSE, CALIFORNIA

Dear Mr. Berberian:

Huffman-Broadway Group, Inc. (HBG) has completed a survey of trees present on the property at 2880 Alum Rock Avenue in San Jose, California. This tree survey was required by the City of San Jose as it pertains to a proposal to develop the above-referenced property with affordable housing and as detailed in a letter from the City of San Jose Planning, Building and Code Enforcement to Pacific West Communities, Inc. dated November 23, 2020.

Pacific West Communities is planning a development at the 1.32-acre lot at 2880 Alum Rock Avenue in San Jose, California. The project is to include the demolition of an existing vacant 8,200 square foot commercial restaurant and associated surface parking, the removal of on-site trees, and the construction of a six-story mixed-use building with 7,000 square feet of commercial space and 164 multi-family residential units (100% affordable) with associated podium garage parking, landscaping, and amenities.

In its November 23, 2020 letter to Pacific West Communities regarding the proposed project, the City of San Jose has required, among other things, a tree survey for the property. The City is requiring that the applicant demonstrate compliance with Municipal Code Section 13.32.080 that requires a tree removal permit under certain circumstances. In addition to the location of trees on the property (shown on Sheet 1 of existing site plans prepared by Ruggeri-Jensen-Azar dated October 2020), the City requires that a qualified specialist provide information regarding the nature of the trees and the extent to which their removal requires tree replacement pursuant to City requirements. Sheet 1 of the October 2020 site plan prepared by Ruggeri-Jensen-Azar shows existing site conditions, and shows the location of seven trees labelled as "Existing Tree to be Removed" and one labeled as "Existing Street Tree to Remain." The location of these eight trees are noted on Figure 1 and the trees are numbered as Trees #1 through #8.

As required by the City of San Jose, HBG conducted a field review of the site to verify the location of trees noted on the current site plan, identify each of the trees as to species, measure the height and circumference of the trunk of each tree at a location 4.5 feet above grade, and provide an indication of whether the trees are native or non-native. The field review was conducted by HBG Senior Environmental Scientist Gary Deghi on December 17, 2020. The results of the tree survey are shown in Table 1.

| Table 1. Trees at 2880 Alum Rock Road, San Jose, California | | | | | |
|---|--|---------------------------|---|-------------------|---|
| Tree # | Species | Approximate Height (feet) | Circumference at 4.5 feet (inches) | Native/Non-native | Comments |
| 1 | London plane tree (<i>Platanus acerfolia</i>) | 35' | 45" | Non-native | Engineering drawing shows this tree to be removed |
| 2 | London plane tree (<i>Platanus acerfolia</i>) | 40' | 49.5" | Non-native | Engineering drawing shows this tree to remain |
| 3 | Japanese maple (<i>Acer palmatum</i>) | 20' | 30.5" | Non-native | Tree to be removed |
| 4 | Podocarpus (<i>Podocarpus macrophyllus</i>) | 12' | 17" | Non-native | Tree to be removed |
| 5 | 5a. Chinese wisteria (<i>Wisteria sinensis</i>) | 9' | No trunk | Non-native | These two plants are vines, not trees |
| | 5b. Chinese wisteria (<i>Wisteria sinensis</i>) | 9' | No trunk | Non-native | |
| 6 | 6a. Chinese wisteria (<i>Wisteria sinensis</i>) | 9' | 21", 11" | Non-native | These two plants are vines, not trees |
| | 6b. Chinese wisteria (<i>Wisteria sinensis</i>) | 9' | 21" | Non-native | |
| 7 | Mexican fan palm (<i>Washingtonia robusta</i>) | 12' | 58" | Non-native | Tree to be removed |
| 8 | Purple leaf plum (<i>Prunus cerasifera</i>) | 20' | Multiple trunks: 14", 11.5", 11", 9" | Non-native | Tree to be removed |

All trees on the site are planted non-native trees. Two London Plane trees are found along the street frontage along Alum Rock Avenue. Sheet 1 of the site plans calls for the removal of Tree #1; Tree #2 is to be planned to remain. Trees #3 (a Japanese maple) and #4 (a Podocarpus) are planted along the east side of the existing restaurant building. Trees #5 and #6 are not trees at all, but are Chinese wisteria vines planted south of the building within overhanging structures. Tree #7 (a Mexican fan palm) and #8 (a purple leaf plum) were found along the borders of the paved parking lot to the rear of the building.

HBG has reviewed the tree data in the context of the City's tree replacement policies to determine if mitigation for tree loss is required and, if so, to what extent. For multi-family residential, commercial, and industrial properties, a permit is required for removal of trees of any size. Ratios for tree replacement as required by the City of San Jose are summarized in Table 2.

| Table 2. Tree Replacement Ratios Required by the City of San Jose | | | | |
|---|----------------------------|------------|---------|---------------------------------------|
| Tree Replacement Ratios | | | | |
| 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 more | 5:1 | 4:1 | 3:1 | 15-gallon |
| 19 inches to 38 inches | 3:1 | 2:1 | none | 15-gallon |
| Less than 19 inches | 1:1 | 1:1 | None | 15-gallon |

x:x tree replacement to tree loss ratio

For Multi-family residential, Commercial and Industrial properties, a permit is required for removal of trees of any size.

A 38-inch tree equals 12.1 inches in diameter

A 24-inch box tree = two 15-gallon trees

Given the data collected by HBG in the field regarding the nature of the trees found on the property and the tree replacement requirements of the City of San Jose, it appears as though tree replacement will be necessary as it pertains to the subject affordable housing project. Tree replacement requirements for the project are summarized in Table 3.

| Table 3. Tree Replacement Requirements for 2880 Alum Rock Road | | | | | |
|--|---|--|-------------------|------------------------|---|
| Tree # | Species | Circumference at 4.5 feet (inches) | Native/Non-native | Tree replacement ratio | Number and Size of Replacement Trees |
| 1 | London Plane Tree (<i>Platanus acerfolia</i>) | 45" | Non-native | 4:1 | 4 trees 15-gallon |
| 2 | London Plane Tree (<i>Platanus acerfolia</i>) | 49.5" | Non-native | N/A | N/A: Tree not currently planned for removal |
| 3 | Japanese maple (<i>Acer palmatum</i>) | 30.5" | Non-native | 2:1 | 2 trees 15-gallon |
| 4 | Podocarpus (<i>Podocarpus macrophyllus</i>) | 17" | Non-native | 1:1 | 1 tree 15-gallon |
| 5 | Chinese wisteria (<i>Wisteria sinensis</i>) | N/A | Non-native | N/A | N/A: vines, not a tree |
| 6 | Chinese wisteria (<i>Wisteria sinensis</i>) | N/A | Non-native | N/A | N/A: vines, not a tree |
| 7 | Mexican fan palm (<i>Phoenix canariensis</i>) | 58" | Non-native | 4:1 | 4 trees 15-gallon |
| 8 | Purple leaf plum (<i>Prunus cerasifera</i>) | Multiple trunks: 14", 11.5", 11", 9" Total = 45.5" | Non-native | 4:1 | 4 trees 15-gallon |

Tree replacement for the project at 2880 Alum Rock Avenue will total 15 trees: 4 London Plane trees, 2 Japanese maples, 1 Podocarpus, 4 Mexican fan palms, and 4 purple leaf plums. All required plantings will be of 15-gallon size. Replacement of Chinese wisteria vines are not expected to be required. The

applicant anticipates that all planted replacement trees can be planted on site as part of project landscaping.

In discussions with the engineer (personal communication, Will Link of Ruggeri-Jensen-Azar), there is some uncertainty as to whether London plane tree #2 will eventually require removal once plans for the project are finalized. If it is necessary to remove Tree #2, the number of replacement London plane trees to be planted will increase from 4 to 8 and the total tree replacement for the project will increase from 15 to 19.

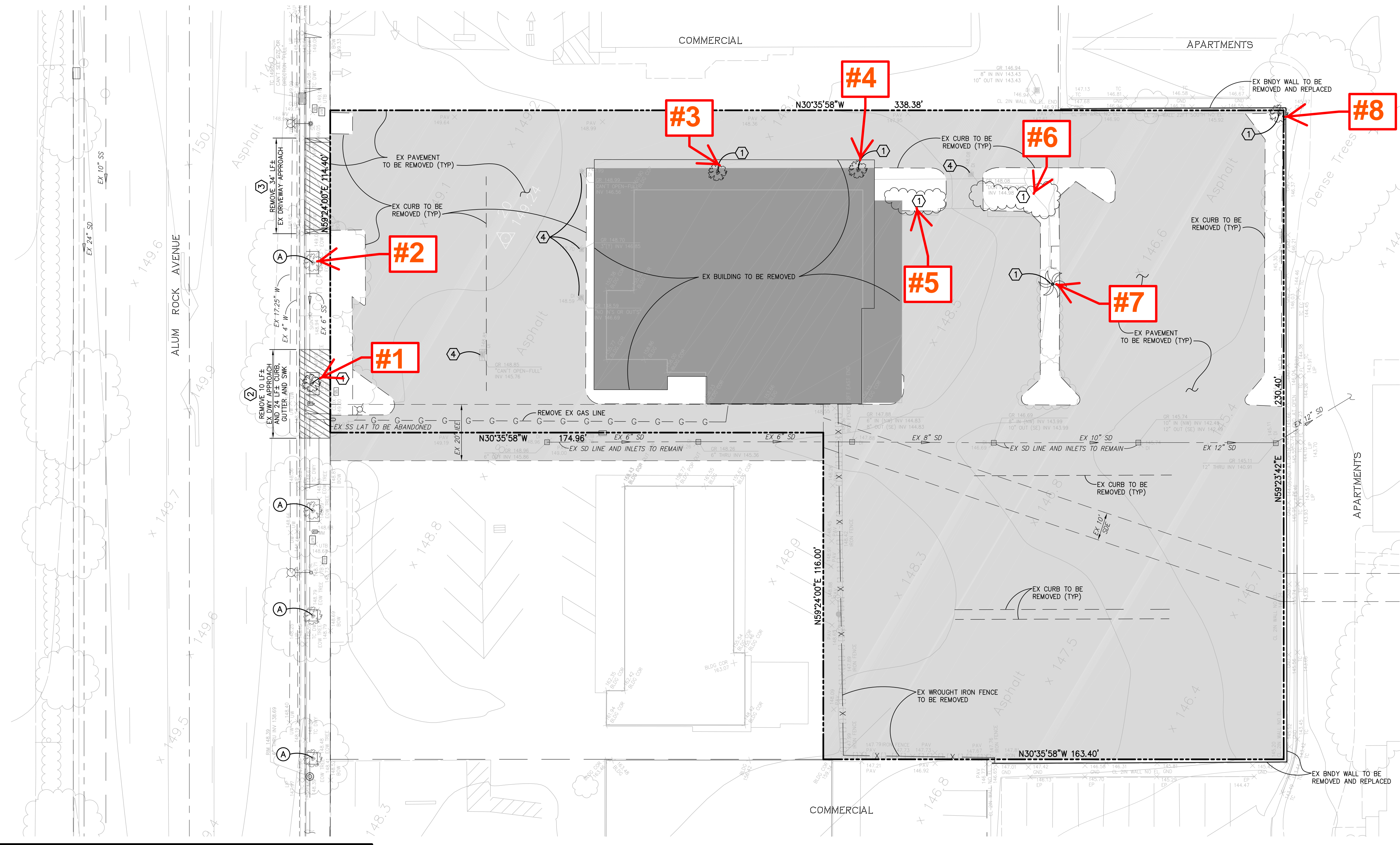
If you have any questions regarding the tree survey or tree replacement requirements for the project at 2880 Alum Rock Avenue, please contact me (650-208-8711 or gdeghi@h-bgroup.com) or Terry Huffman (415-385-1045 or thuffman@h-bgroup.com).

Sincerely,

Gary Deghi

Gary Deghi
Vice President/Senior Environmental Scientist

PLOT DATE: October 19, 2020
 FILE PATH: W:\Jobs\20\202039 - 2880 Alum Rock\Drawings\Prelim\Applications\Site Development\Plan\C1_EXISTING_CONDITIONS.dwg



BENCHMARK:
 SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM440",
 A BRASS DISK ON TOP OF CURB, AT THE SOUTHWEST CORNER
 OF ALUM ROCK AVENUE AND WHITE ROAD, 10 FEET WEST
 FROM TRAFFIC SIGNAL -
 ELEVATION(NAVD88) = 151.59 FEET.

BASIS OF BEARINGS:
 THE BEARING OF N59°24'E BETWEEN FOUND MONUMENTS ALONG
 ALUM ROCK AVENUE, AS SHOWN ON THE MAP ENTITLED "TRACT
 NO. 303, PLEASANT RIDGE MANOR", FILED MAY 21, 1946 IN
 BOOK 10 OF MAPS, AT PAGES 30 AND 31, RECORDS OF SANTA
 CLARA COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF
 BEARINGS.

LEGEND

- PROJECT BOUNDARY
- - - EXISTING LOT LINE
- ▒ EXISTING ASPHALT CONCRETE PAVEMENT TO BE REMOVED
- ▨ EXISTING CONCRETE TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED

LEGEND

#1 Location of numbered tree

PRESERVATION NOTES
 (PROTECT IN PLACE)

(A) EXISTING STREET TREE TO REMAIN

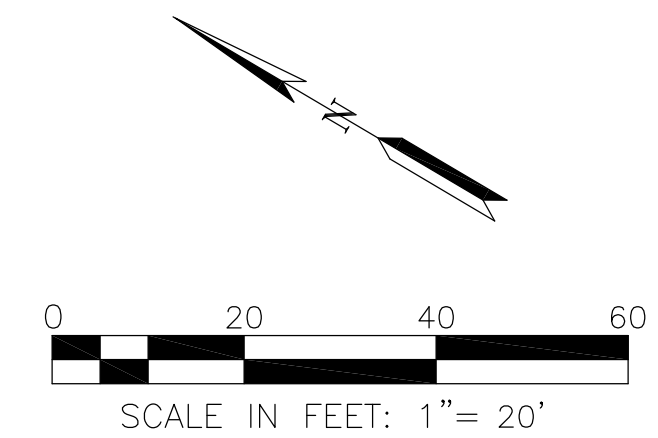
DEMOLITION NOTES

(1) EXISTING TREE TO BE REMOVED

(2) EXISTING CURB, GUTTER, AND SIDEWALK TO BE REPLACED WITH DRIVEWAY AT PROJECT FRONTAGE

(3) EXISTING DRIVEWAY TO BE REPLACED WITH SIDEWALK AT PROJECT FRONTAGE

(4) EXISTING STORM DRAIN INLETS AND LINE TO BE REMOVED



| NO. | DATE | BY | CSJ | REVISIONS |
|-----|------|----|-----|-----------|
| | | | | |
| | | | | |
| | | | | |

PACIFIC WEST COMMUNITIES, INC.

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 PROJECT NO. 2020-0300
 PHONE: (408) 848-0300 FAX: (408) 848-0302

SITE DEVELOPMENT PERMIT
 2880 ALUM ROCK AVENUE
 EXISTING CONDITIONS

SAN JOSE, CALIFORNIA
 Project No.: 202039 Designer: RJA Check: RJA Date: OCT 2020

SHEET C1
 Of 7 SHEETS
 PW PROJECT # X-XXXX

Figure 1. Existing Trees at 2880 Alum Rock Avenue, San Jose

SDP: XXX-XXX