



## Arborist Report

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**32 & 60 Stockton Avenue**  
San Jose, CA

**PREPARED FOR:**  
Urban Catalyst  
99 S. Almaden Blvd  
San Jose, CA

**PREPARED BY:**  
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**February 2, 2022**



**HORT SCIENCE**

**BARTLETT CONSULTING**

A Division of The F.A. Bartlett Tree Expert Company

**Arborist Report**  
32 & 60 Stockton Avenue  
San Jose, CA

**Table of Contents**

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	<b>Page</b>
Introduction and Overview	1
Tree Assessment Methods	1
Description of Trees	2
San Jose Tree Ordinance	3
Suitability for Preservation	3
Evaluation of Impacts and Recommendations	4
Estimated Tree Mitigation	6
Tree Preservation Guidelines	8

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**List of Tables**

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Table 1. Tree suitability for preservation	4
Table 2. Proposed action	5
Table 3. Preliminary estimated tree mitigation	7

**Exhibits**

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***Tree Assessment Map***

***Tree Assessment Form***

## **Arborist Report**

32 & 60 Stockton Avenue  
San Jose, CA

### ***Introduction and Overview***

Urban Catalyst is preparing plans to re-develop the subject property located at 32 and 60 Stockton Avenue in San Jose. Current site use consists of a one-story auto repair shop and car wash structures in a corner parking lot. HortScience | Bartlett Consulting, Divisions of The F. A. Bartlett Tree Expert Company, was asked to prepare an **Arborist Report** for the trees on the property as part of the application to the City of San Jose.

This report provides the following information:

1. An assessment of each tree's health, structure, suitability for preservation and protected status within and adjacent to the proposed project area.
2. Evaluation of the impacts to trees associated with constructing the proposed project.
3. Preliminary guidelines for tree preservation during the design, construction and maintenance phases of development.
4. Estimate of mitigation requirements.

### ***Tree Assessment Methods***

Trees were assessed on January 14, 2022. The assessment included all trees within or adjacent to the property with diameter of 1" or greater. Ten (10) off-site trees with branches overhanging the property were included in the assessment. Six off-site trees were street trees. Tree tag numbers were #75 - 88. The assessment procedure consisted of the following steps:

1. Identifying the tree species;
2. Tagging or confirming the presence of a metal numerical tag and confirming its location on a map;
3. Measuring the trunk diameter at a point 54 inches above grade; for off-site trees diameters were estimated.
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 species, and its potential to remain an asset to the site.

**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:** Trees 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 tree may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

### Description of Trees

Fourteen (14) trees representing two species were evaluated. Nine (9) trees were in poor condition, and five (5) were fair. None of the trees were in good condition. Descriptions of each tree are found in the **Tree Assessment Form** and locations are plotted on the **Tree Assessment Map** (see Exhibits).



**Photo 1.** Tree of heaven #80 was the only tree on site, and was growing through the fence at railroad tracks.



**Photo 2.** Mexican fan palms #77 – 75 (R to L) were street trees growing south of the site on West Santa Clara Street.

Tree of heaven (*Ailanthus altissima*) was the most common species, with nine trees. All were in poor condition, with multiple attachments arising at the base. Most were off-site (eight trees), growing on the east side of the property fence along the railroad tracks. Tree #80 was located within the proposed project area. It was growing in a corner at the north end of the lot at the side of a building. The crown had been repeatedly topped (Photo 1). Trunk diameters ranged from 1 to 16 inches with most stems on the smaller end of the scale. The three largest stems were measured on each tree.



**Photo 3.** Mexican fan palms #78 and 79 were young street trees growing on Stockton Avenue.

Five Mexican fan palms (*Washingtonia robusta*) were growing as street trees. Palms #75, 76 and 77 were growing in pavers along West Santa Clara Street (Photo 2). These palms were the largest trees assessed, with diameters ranging from 12 to 14 inches and brown trunk heights (BTH) of about 50 - 60 feet. Palms #78 and 79 were much younger, growing in a sidewalk planter on Stockton Avenue (Photo 3). Diameters ranged from 7 to 9 inches and BTH of 3 to 4-1/2 feet. All palms were in fair condition.

### **San Jose Tree Ordinance**

The City of San Jose defines an Ordinance Sized Tree as “*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). For multi-stem trees, all stems must be measured at 54 inches above the ground; the sum of all these measurements equals the diameter of the tree for ordinance and mitigation purposes. Six (6) trees met this criterion, which includes the smaller palm street trees. Ordinance Sized Trees are identified in the **Tree Assessment Form**.

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

### **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 may 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 within the proposed development.

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.
- **Structural integrity**  
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. For example, tree of heaven #80 had its base embedded in a chain link fence and was growing through it. I would not recommend this tree for preservation.
- **Species response**  
There is a wide variation in the response of individual species to construction impacts and changes in the environment. Tree of heaven is generally tolerant of 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.
- **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. Tree of heaven and Mexican fan palm are listed as moderately invasive. Moderately invasive species have substantial and apparent – but generally not severe – impacts on plant and animal communities.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2, below). 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 1: Tree suitability for preservation.  
32 & 60 Stockton Avenue. San Jose, CA.**

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<b>High</b>	Trees in this category had good health and structural stability that have the potential for longevity at the site. None of the trees had high suitability for preservation:
<b>Moderate</b>	Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring and may have shorter lifespans than those in the “high” category. All five of the Mexican fan palms had moderate suitability for preservation.
<b>Low</b>	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. All nine trees of heaven had low suitability for preservation.

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### ***Evaluation of Impacts and Recommendations***

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment Form** was the reference point for tree health, condition, and suitability for preservation. I used the Apollo Multi-family Site Development Permit set (Aedis Architects, 1/21/2022) to determine the project area and evaluate impacts to trees.

The existing buildings and parking lot will be demolished and the entire site cleared. A mixed-use residential and retail building with 17 stories of dwelling units will be constructed.

The site will be redeveloped from property line to property line and potential impacts to trees will be severe. New sidewalks and landscaping will be installed along West Santa Clara Street and Stockton Avenue on the project frontage. Street trees #75, 76, 77, 78 and 79 will be removed. Tree #80 will be removed. Off-site trees of heaven #81 – 88 will experience some impacts to root systems and overhanging branches. Considering the resilience and invasive qualities of the species, I expect impacts to have minimal effect on tree health and structure.

Based on my observations and assessment of the plans, I recommend the removal of six trees (#75 – 80, all Ordinance-sized) and the preservation of eight off-site trees (#81 - 88, none Ordinance-sized). A permit is required for the removal of any Street or Ordinance-sized tree. Successful retention of trees #81 - 88 will require adherence to the **Tree Preservation Guidelines** (page 8).

**Table 2. Proposed action.  
 32 & 60 Stockton Avenue. San Jose, CA.**

<b>Tree No.</b>	<b>Species</b>	<b>Trunk Diameter (in.)</b>	<b>Ordinance-Sized/Steet Tree?</b>	<b>Condition 1=poor 5=excellent</b>	<b>Proposed Action</b>	<b>Notes</b>
75	Mexican fan palm	14	Yes	3	Remove	Off-site street tree; within new sidewalk landscape area
76	Mexican fan palm	12	Yes	3	Remove	Off-site street tree; within new sidewalk landscape area
77	Mexican fan palm	14	Yes	3	Remove	Off-site street tree; within new sidewalk landscape area
78	Mexican fan palm	7	Yes	3	Remove	Off-site street tree; within new sidewalk landscape area
79	Mexican fan palm	9	Yes	3	Remove	Off-site street tree; within new sidewalk landscape area
80	Tree of heaven	16,8	Yes	1	Remove	Within grading
81	Tree of heaven	4,3,1	No	1	Preserve	Off-site
82	Tree of heaven	3,3,3	No	1	Preserve	Off-site
83	Tree of heaven	3,3,2	No	1	Preserve	Off-site
84	Tree of heaven	3,2,2	No	1	Preserve	Off-site
85	Tree of heaven	3,1	No	1	Preserve	Off-site
86	Tree of heaven	1,1,1	No	1	Preserve	Off-site
87	Tree of heaven	3,2,2	No	1	Preserve	Off-site
88	Tree of heaven	2,2,2	No	1	Preserve	Off-site

**Estimated Tree Mitigation**

The City of San Jose requires mitigation for 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 following ratios:

Circumference of Tree to be Removed (measured at 4.5 feet above ground)	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 with a circumference of greater than or equal to 38" (=12.1" diameter) shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

One 24-inch box tree = two 15-gallon container 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 \$775 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.

Of the 14 trees assessed, six (6) are within or directly adjacent to the proposed development area and will be removed. These trees were categorized by type (native, non-native, orchard) and circumference (Table 4). No native or orchard trees were present. Circumference is converted from diameter measurements by multiplying by pi (3.14). Mitigation measures require the replacement of eighteen (18) 15-gallon container trees.

Tree of heaven is on the City of San Jose’s List of Unsuitable Trees, but the list does not apply to trees on duplex, multifamily or commercial/industrial properties.



**Table 4. Preliminary estimated tree mitigation.  
32 & 60 Stockton Ave. San Jose, CA.**

<b>Tree No.</b>	<b>Species</b>	<b>Trunk Diameter (in.)</b>	<b>Circumference (in.)</b>	<b>Ordinance-Sized/Steet Tree?</b>	<b>Proposed Action</b>	<b>Native/Non-Native/Orchard</b>	<b>Replacement Ratio</b>	<b># of trees to be replaced</b>
75	Mexican fan palm	14	43.96	Yes	Remove	Non-native	4:1	4
76	Mexican fan palm	12	37.68	Yes	Remove	Non-native	2:1	2
77	Mexican fan palm	14	43.96	Yes	Remove	Non-native	4:1	4
78	Mexican fan palm	7	21.98	Yes	Remove	Non-native	2:1	2
79	Mexican fan palm	9	28.26	Yes	Remove	Non-native	2:1	2
80	Tree of heaven	16,8	75.36	Yes	Remove	Non-native	4:1	4
81	Tree of heaven	4,3,1	25.12	No	Preserve	Non-native	N/A	0
82	Tree of heaven	3,3,3	28.26	No	Preserve	Non-native	N/A	0
83	Tree of heaven	3,3,2	25.12	No	Preserve	Non-native	N/A	0
84	Tree of heaven	3,2,2	21.98	No	Preserve	Non-native	N/A	0
85	Tree of heaven	3,1	12.56	No	Preserve	Non-native	N/A	0
86	Tree of heaven	1,1,1	9.42	No	Preserve	Non-native	N/A	0
87	Tree of heaven	3,2,2	21.98	No	Preserve	Non-native	N/A	0
88	Tree of heaven	2,2,2	18.84	No	Preserve	Non-native	N/A	0
<b>Total</b>								<b>18</b>

### **Tree Preservation Guidelines**

The only on-site tree will be removed. Nearby off-site street trees will be removed. Off-site trees close to the project boundary on the east side will be preserved. The following recommendations will help reduce impacts to the off-site trees from development and maintain their health and structural stability through the clearing, grading and construction phases.

### **Design recommendations**

1. Where possible, include the location of all trees within 10 ft. of the project limit. Include trunk locations on all project plans.
2. The project's perimeter security fence will also serve as the **TREE PROTECTION ZONE**. No grading, excavation, construction or storage of materials should occur outside the project limit.
3. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
4. Irrigation systems must be designed so that no trenching severs roots larger than 2 in. in diameter will occur within the **TREE PROTECTION ZONE**.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

### **Pre-demolition and pre-construction treatments and recommendations**

1. The project's perimeter security fence will also serve as the **TREE PROTECTION ZONE**. No grading, excavation, construction or storage of materials should occur outside the project limit.
2. Off-site trees to be preserved may require pruning to provide clearance for demolition, grading and construction. Tree care firm providing the pruning shall be a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the latest edition of the Best Management Practices for Pruning (International Society of Arboriculture) and the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.
4. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of off-site trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees.
5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

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**Recommendations for tree protection during construction**

1. Any approved grading, construction, demolition or other work within 5 ft. of the **Tree Protection Zone** should be monitored by the Consulting Arborist.
  2. Any root pruning that will occur within 5 ft. of the **Tree Protection Zone** shall receive the prior approval of and may 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.
  3. 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.
  4. 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.
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If you have any questions regarding my observations or recommendations, please contact me.

**HortScience | Bartlett Consulting**



Pam Nagle  
Consulting Arborist and Urban Forester  
Certified Arborist #WE-9617A  
ISA Tree Risk Assessment Qualified



## Exhibits

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**Tree Assessment Map**

**Tree Assessment Form**



# Tree Assessment Map

**Apollo Project**  
**32 & 60 Stockton Avenue**  
**San Jose, CA**

Prepared for:  
Urban Catalyst  
San Jose, CA

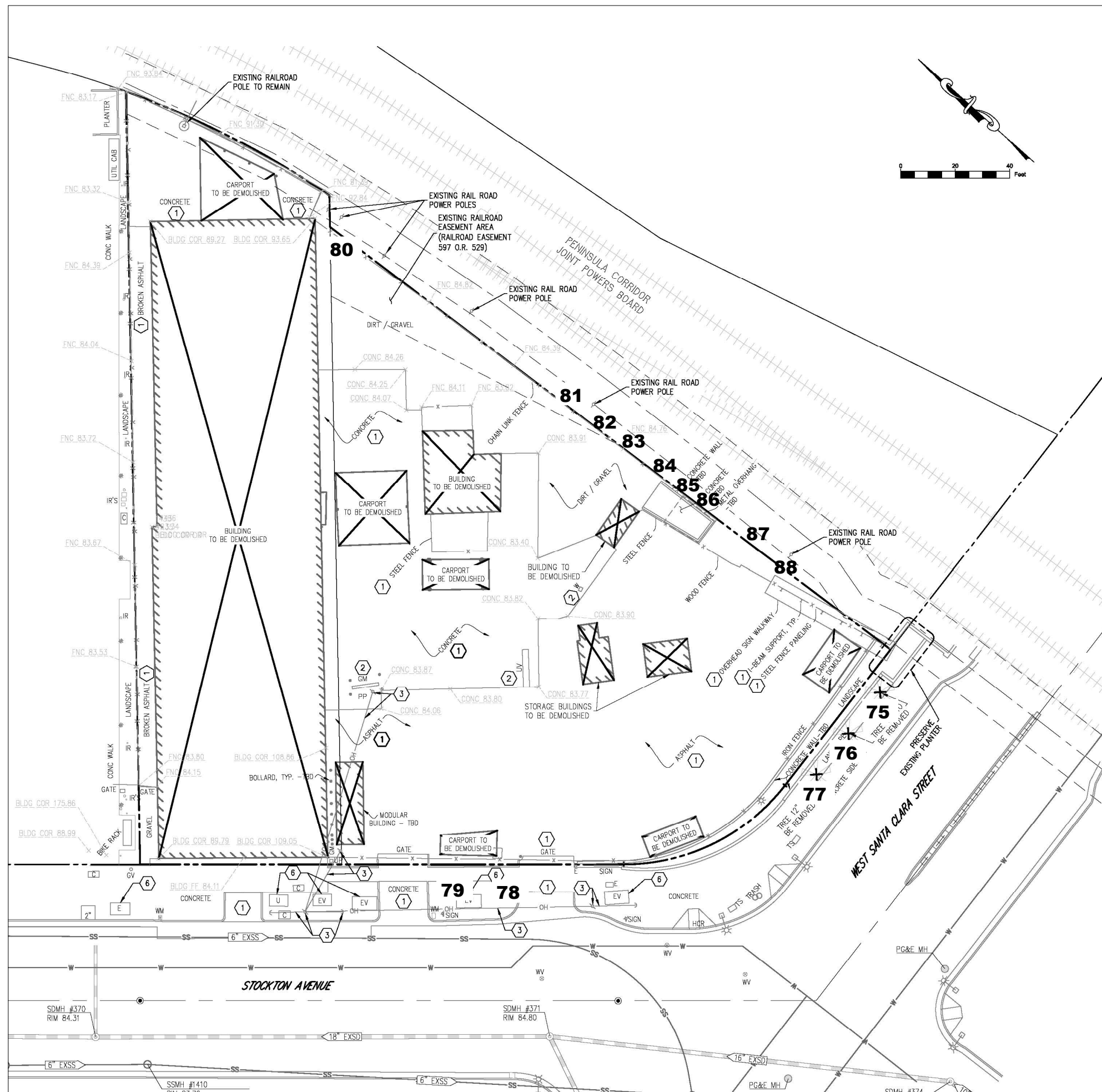
January 2022

No Scale

**Notes:**

Base map provided by:  
Civil Engineering Associates  
San Jose, CA

Numbered tree locations are approximate.



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# Tree Assessment

32 & 60 Stockton Avenue  
San Jose, CA  
January 2022



Tree No.	Species	Trunk Diameter (in.)	Ordinance-Sized/Steet Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
75	Mexican fan palm	14	Yes	3	Moderate	<b>Street tree.</b> In 4x4' well surrounded by pavers; young palm sprouts at base; BTH 50-60'; slight lean S.
76	Mexican fan palm	12	Yes	3	Moderate	<b>Street tree.</b> In 3x3' well surrounded by pavers; young palm sprouts at base; BTH 50-60'; slight lean S; corrects at top.
77	Mexican fan palm	14	Yes	3	Moderate	<b>Street tree.</b> Growing in pavers; young palms sprouting from base of wall; BTH 50-60'.
78	Mexican fan palm	7	Yes	3	Moderate	<b>Street tree.</b> Young palm; in planter with boulders; measured at 3'; BTH 3'; 4' from underground utility vault.
79	Mexican fan palm	9	Yes	3	Moderate	<b>Street tree.</b> Young palm; in planter with boulders; measured at 4'; BTH 4.5'; 2' from underground utility vault; leans N.
80	Tree of heaven	16,8	Yes	1	Low	Growing through fence; codominant stems at 4'; extensively topped in thicket of stems.
81	Tree of heaven	4,3,1	No	1	Low	<b>Off-site, no tag.</b> Large thicket of stems near fence; overhang on property ~8'.
82	Tree of heaven	3,3,3	No	1	Low	<b>Off-site, no tag.</b> Large thicket of stems near fence; overhang on property ~8'.
83	Tree of heaven	3,3,2	No	1	Low	<b>Off-site, no tag.</b> Large thicket of stems near fence; overhang on property ~10'.
84	Tree of heaven	3,2,2	No	1	Low	<b>Off-site, no tag.</b> Large thicket of stems near fence; overhang on property ~10'.
85	Tree of heaven	3,1	No	1	Low	<b>Off-site, no tag.</b> Large thicket of stems near fence; multiple attachments on largest stem at ~20'; overhang on property ~10'.
86	Tree of heaven	1,1,1	No	1	Low	<b>Off-site, no tag.</b> Large thicket of stems near fence; overhang on property ~2'.
87	Tree of heaven	3,2,2	No	1	Low	<b>Off-site, no tag.</b> Large thicket of stems near fence; overhang on property ~8'.
88	Tree of heaven	2,2,2	No	1	Low	<b>Off-site, no tag.</b> Multiple attachments arise from base; upright stems poking through gap in metal fence; overhang on property ~4'.