

Appendix B
Arborist Reports

ARBORIST REPORT

TREE IMPACT ASSESSMENT

OCTOBER 21, 2020

PREPARED FOR: ANDERSON ARCHITECTS INC, AND

ROYGBIV REAL ESTATE DEVELOPMENT

PROJECT:

565 LORRAINE AVE., SAN JOSE, CA 95110

FILE: H21-027



BO FIRESTONE
Consulting & Design
Certified Arborist since 2008



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CONTENTS

Introduction	1
ASSIGNMENT	1
LIMITATIONS.....	1
Tree Impact Assessment.....	2
SITE DESCRIPTION.....	2
PROJECT DESCRIPTION	2
IMPACTS OF CONSTRUCTION & TREE REMOVALS	3
TREE INVENTORY	3
Conclusion	4
Supporting Documents	5
Glossary.....	5
Photos	7
TREE INVENTORY (TABLE).....	11
TREE MAP.....	12

Introduction

ASSIGNMENT

On October 13th, 2021 at the request of Project Architect Kurt Anderson, I visited the project site at 565 Lorraine Avenue. The purpose was to generate a report to document the basic characteristics and proposed project impacts for all trees at the site. All seven (7) trees on the parcel were requested for removal by the client. An ordinance-size tree in San Jose is one with total circumference of trunk(s) over 38 inches. There was one (1) tree on my report that qualified as ordinance size: #2, an avocado (*Persea americana*). Please see the attached Tree Inventory and Tree Map for the locations and basic attributes of the trees identified for removal at the project site.

This report may be submitted to the City of San Jose as part of the building permitting process.

LIMITATIONS

Trees assessed were limited to the scope of work identified in the assignment. Although general structure and health were assessed, formal Tree Risk Assessments were not conducted unless specified. Disease diagnostic work was not conducted unless specified.

I have estimated the trunk diameters of trees with barriers to access or visibility (such as those on neighboring parcels or behind debris).

All assessments were the result of ground-based, visual inspections. No excavation or aerial inspections were performed. Recommendations beyond those related to the proposed construction were not within the scope of work. Full tree risk assessments were not within the scope of work, although assessments of health and structure factored into my condition ratings for each tree.

My tree impact and preservation assessments were based on information provided in the plans I have reviewed to date, and conversations with the involved parties. I assumed that the guidelines and setbacks recommended in this report would be followed. Assessments, conclusions, and opinions shared in this report are not a guarantee of any specific outcome. If additional information (such as engineering or landscape plans) is provided for my review, these assessments would be subject to change.

I did not include tree preservation measures in this report, as all trees were requested for removal, and had, in my assessment, low suitability for retainment.

Tree Impact Assessment

SITE DESCRIPTION

The site was a corner lot in a neighborhood in downtown San Jose with mixed residential and business use. The frontage was on a small street but was also bordered by the bustling thoroughfares of Barack Obama Blvd. and Park Avenue. The residences on Lorraine were mostly small older homes, and there were new multi-family buildings that had been built nearby. The existing home on the lot was unoccupied and in a state of extreme disrepair. The lot next door did not have any trees or permanent structures and appeared to be used for vehicle storage.

The lot had two fruit trees, including one avocado (*Persea americana*) and a small persimmon (*Diospyros kaki*). In addition, the lot had been colonized by weedy Tree of Heaven (*Ailanthus*) sprouts.

PROJECT DESCRIPTION

After review of the proposed site plan (dated October 2021 by V & H Engineering) it was my understanding that the existing single-family house would be demolished and a high-rise, 126-

unit multi-family building would be constructed. The existing sidewalk would also be demolished, and the block would be expanded with a new sidewalk and curb extending further into Barack Obama Blvd. (Montgomery) and Park Avenue.

IMPACTS OF CONSTRUCTION & TREE REMOVALS

I identified seven (7) trees which would be impacted by the proposed project (all on the property to be developed). Trees have been labeled #1 - #7 on the Tree Map and Inventory table included in this report. All neighboring trees were sufficiently distant from the proposed areas of disturbance. All (7) trees were requested for removal.

Most trees were low-value species. The exception was Tree #2, a mature avocado tree. This tree would be within the footprint of the proposed development and could not survive the development. Nor could the new building be constructed if the tree were to remain.

The evaluation of anticipated project impacts for all trees was summarized in the Tree Inventory under the heading "Impact Assessment." These included impacts of grading, excavation for utility installation, retaining walls, drainage or any other aspect of the project that could impact the service life of the tree. The anticipated impact due to proximity to work was provided using a rating system. General species tolerance to construction, and condition of the trees (health and structural integrity), was also provided. These factors, as well as tree age, soil characteristics, and species desirability, all factored into an individual tree's suitability rating, as summarized on the Inventory. Suitability of trees to be retained was rated as "high," "moderate," or "low."

TREE INVENTORY

This report includes an attached inventory of all trees over six inches in total cross-section that would be potentially impacted. This inventory also includes any trees on adjacent parcels that extended into the work area (none).


The Inventory includes each tree's number (as shown on the TPZ map), measurements, condition, level of impact (due to proximity to work), tolerance to construction, overall suitability for conservation, and prescription (remove/protect).

Conclusion

The proposed multi-family building project appeared to be a valuable upgrade to the property and neighborhood. After review of the plan set, I determined that retainment of trees #1 - #7 would not be possible if the project were to move forward as planned. Therefore, I assigned a "severe" impact rating to these trees, with "low" suitability for retainment. Tree #2, an avocado fruit tree, was the only tree with any significant value. **Removal of Trees #1 - #7 would be justified for the economic development of the parcel.**

If any of the parties involved have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (408) 497-7158 or busara@bofirestone.com.

Signed,



Bo Firestone | ISA Certified Arborist WE-#8525A | ISA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualification | Member – American Society of Consulting Arborists

Supporting Documents

Glossary

DBH: Diameter at 4.5' above grade.

CIRC.: Combined trunk circumference at 4.5' above grade.

SPREAD: Diameter of canopy between farthest branch tips

TREE STATUS: An "ordinance-size" tree in San Jose is one with total circumference of trunk(s) over 38 inches. Certain "unsuitable species" are exempt. "Heritage Trees" are specific trees that have been chosen for special protections for bearing exceptional qualities. These were nominated by the property owner and may be found on the City's Heritage Tree Map.

CONDITION-Ground based visual assessment of structural and physiological well-being:

"**Excellent**" = 81 - 100%; Good health and structure with significant size, location or quality.

"**Good**" = 61-80%; Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining.

"**Fair**" = 41-60%; Reduced vigor, significant structural defect(s), and/or other significant signs of stress

"**Poor**" = 21- 40%; In potentially irreversible decline, structure and aesthetics severely compromised

"**Very Poor**" = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape

"**Dead/Unstable**" = 0 - 5%; No live canopy/buds or failure imminent

AGE: Relative to the lifespan of the tree; "Young" <1/3; "Mature" 1/3 - 2/3; "Overmature" >2/3

IMPACT: Anticipated impact to an individual tree including.....

SEVERE - In direct conflict, removal necessary if plans proceed (distance to root cuts/fill within 3X dbh)

HIGH - Ideal TPZ significantly encroached upon but could still be retained with monitoring or alternative building methods. Health and structure may worsen even if conditions for retainment are met. May recommend alternative TPZ method due to proximity to work.

MODERATE - Minor or no encroachment on ideal TPZ. Longevity uncompromised with standard protection.

LOW - Ideal TPZ well exceeded. Potential impact only by ingress/egress. Longevity uncompromised.

VERY LOW - Negligible anticipated impact.

TOLERANCE: General species tolerance to construction (GOOD, MODERATE, or POOR) as given in Managing Trees During Construction, Second Edition, by International Society of Arboriculture

SUITABILITY ASSESSMENT: An individual tree's suitability for preservation considering impacts, condition, maturity, species tolerance, site characteristics, and species desirability. (HIGH, MODERATE, or LOW)

PRESCRIPTION: Preserve (retain with protection measures) or Remove

Photos



PREPARED BY: BUSARA FIRESTONE
ISA-CERTIFIED ARBORIST #WE-8525A
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TREE INVENTORY - 565 Lorraine Ave., SAN JOSE, CA

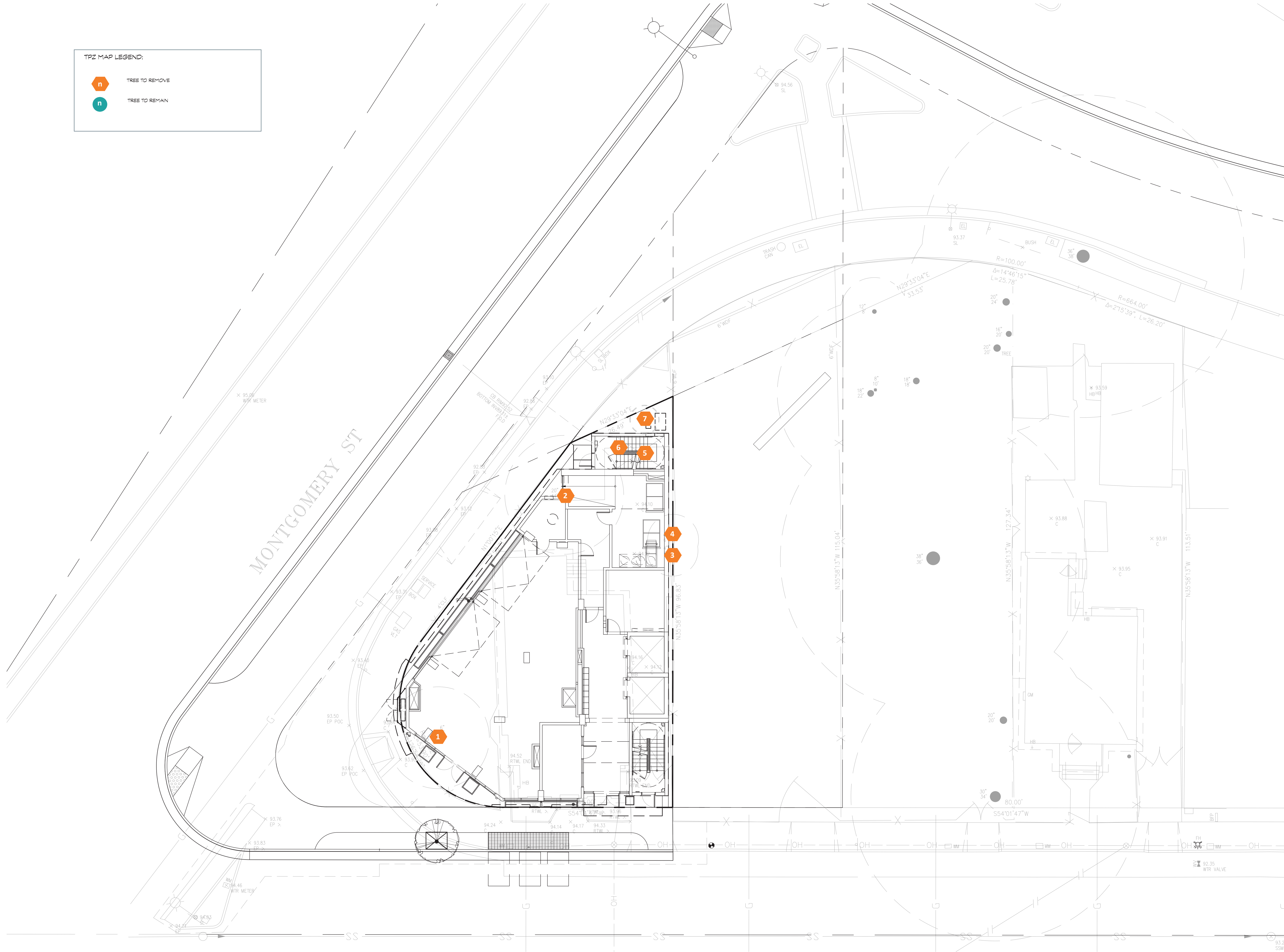
pg. 11

10/21/2021

All trees on the property with a trunk > 4" dbh, and over 6' tall.

								TREE IMPACT ASSESSMENT					REMOVE/ RETAIN
Number	Common Name	Botanical Name	Circ. (inches)	DBH (inches)	Height (feet)	Spread (feet)	Status*	Condition	Age	Species Tolerance	Impact Level	Suitability Rating	
1	Persimmon	<i>Diospyros kaki</i>	19	6	15	12	N/A, Fruit Tree	POOR	MATURE	HIGH	SEVERE	LOW	REMOVE (X)
2	Avocado	<i>Persea americana</i>	57	18	30	35	Ordinance-size, Fruit Tree	FAIR	MATURE	MODERATE	SEVERE	LOW	REMOVE (X)
3	Tree of Heaven	<i>Ailanthus altissima</i>	13	4	15	6	N/A, undesirable species	FAIR	YOUNG	HIGH	SEVERE	LOW	REMOVE (X)
4	Tree of Heaven	<i>Ailanthus altissima</i>	13	4	15	6	N/A, undesirable species	FAIR	YOUNG	HIGH	SEVERE	LOW	REMOVE (X)
5	Tree of Heaven	<i>Ailanthus altissima</i>	31	10	15	6	N/A, undesirable species	FAIR	YOUNG	HIGH	SEVERE	LOW	REMOVE (X)
6	Tree of Heaven	<i>Ailanthus altissima</i>	13	4	15	6	N/A, undesirable species	FAIR	YOUNG	HIGH	SEVERE	LOW	REMOVE (X)
7	Tree of Heaven	<i>Ailanthus altissima</i>	13	4	15	6	N/A, undesirable species	FAIR	YOUNG	HIGH	SEVERE	LOW	REMOVE (X)

* Ordinance-status of each tree has been included for City review purposes. All trees require a permit for removal on multi-family parcels.



ARBORIST REPORT

TREE IMPACT ASSESSMENT

OCTOBER 21, 2020

PREPARED FOR:

ANDERSON ARCHITECTS INC

AND ROYGBIV REAL ESTATE DEVELOPMENT

PROJECT:

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Introduction

ASSIGNMENT

On October 13th, 2021 at the request of Project Architect Kurt Anderson, I visited the project site at 543 Lorraine Avenue. The purpose was to generate a report to document the basic characteristics and proposed project impacts for all trees at the site. All seven (7) trees on the parcel were requested for removal by the client. An ordinance-size tree in San Jose is one with total circumference of trunk(s) over 38 inches. All trees were ordinance-size including a City Street Tree along Park Avenue. Please see the attached Tree Inventory and Tree Map for the locations and basic attributes of the trees identified for removal at the project site.

This report may be submitted to the City of San Jose as part of the building permitting process.

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Trees assessed were limited to the scope of work identified in the assignment. Although general structure and health were assessed, formal Tree Risk Assessments were not conducted unless specified. Disease diagnostic work was not conducted unless specified.

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My tree impact and preservation assessments were based on information provided in the plans I have reviewed to date, and conversations with the involved parties. I assumed that the

guidelines and setbacks recommended in this report would be followed. Assessments, conclusions, and opinions shared in this report are not a guarantee of any specific outcome. If additional information (such as engineering or landscape plans) is provided for my review, these assessments would be subject to change.

I did not include tree preservation measures in this report, as all trees were requested for removal, and had, in my assessment, low suitability for retainment.

Tree Impact Assessment

SITE DESCRIPTION

The proposed building site was comprised of two narrow lots next to each other in a downtown San Jose neighborhood. The frontage was on a small street but the north sides of the parcels bordered Park Avenue. The residences on Lorraine were mostly small older homes, and there were new multi-family buildings that had been built nearby. The area appeared to be mixed residential and business use. There was a small existing home on the eastern lot and the western lot was vacant.

There were no trees on the eastern lot that was occupied by a house. The vacant lot had been colonized by “volunteer” weedy trees such as Tree of Heaven (*Ailanthus*), elm (*Ulmus*), olive (*Olea*) and elderberry (*Sambucus*). Even though these trees had grown to ordinance size, it seemed to me that none had been planted intentionally. A very large Tree of heaven stood in the middle of the lot and was serving to disperse abundant seeds of this invasive species all over town. There was also a mature Carob (*Ceratonia siliqua*) Street Tree in good condition that had been planted in a cutout planting site along Park Avenue.

PROJECT DESCRIPTION

After review of the proposed site plan (dated October 2021 by V & H Engineering) it was my understanding that the existing single-family house would be demolished and a 29-story, 264-unit multi-family building would be constructed on the combined parcels. The existing sidewalks on both street sides would also be demolished, as the block would be expanded with a new sidewalk and curb extending further into Barack Obama Blvd. (Montgomery) and Park Avenue.

IMPACTS OF CONSTRUCTION & TREE REMOVALS

I identified seven (7) trees which would be impacted by the proposed project (all on the property to be developed). Trees have been labeled #1 - #7 on the Tree Map and Inventory table included in this report. All neighboring trees were sufficiently distant from the proposed areas of disturbance. All (7) trees were requested for removal.

Most of the trees were low-value species, with the tree of heaven listed as an “undesirable species” by the City of San Jose. Tree #7 was a City Street Tree. Although in good condition, this tree would need to be removed to make way for the expansion of the block and new location of the curb and sidewalk along Park Avenue. All the trees on the parcels to be developed would be within the footprint of the proposed building and could not survive the project. Nor could the building be constructed if they were to remain.

The evaluation of anticipated project impacts for all trees was summarized in the Tree Inventory under the heading “Impact Assessment.” These included impacts of grading, excavation for utility installation, retaining walls, drainage or any other aspect of the project that could impact the service life of the tree. The anticipated impact due to proximity to work was provided using a rating system. General species tolerance to construction, and condition of the trees (health and structural integrity), was also provided. These factors, as well as tree age, soil characteristics, and species desirability, all factored into an individual tree’s suitability rating, as summarized on the Inventory. Suitability of trees to be retained was rated as “high,” “moderate,” or “low.”

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"**Poor**" = 21- 40%; In potentially irreversible decline, structure and aesthetics severely compromised

"**Very Poor**" = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape

"**Dead/Unstable**" = 0 - 5%; No live canopy/buds or failure imminent

AGE: Relative to the lifespan of the tree; "Young" <1/3; "Mature" 1/3 - 2/3; "Overmature" >2/3

IMPACT: Anticipated impact to an individual tree including.....

SEVERE - In direct conflict, removal necessary if plans proceed (distance to root cuts/fill within 3X dbh)

HIGH - Ideal TPZ significantly encroached upon but could still be retained with monitoring or alternative building methods. Health and structure may worsen even if conditions for retainment are met. May recommend alternative TPZ method due to proximity to work.

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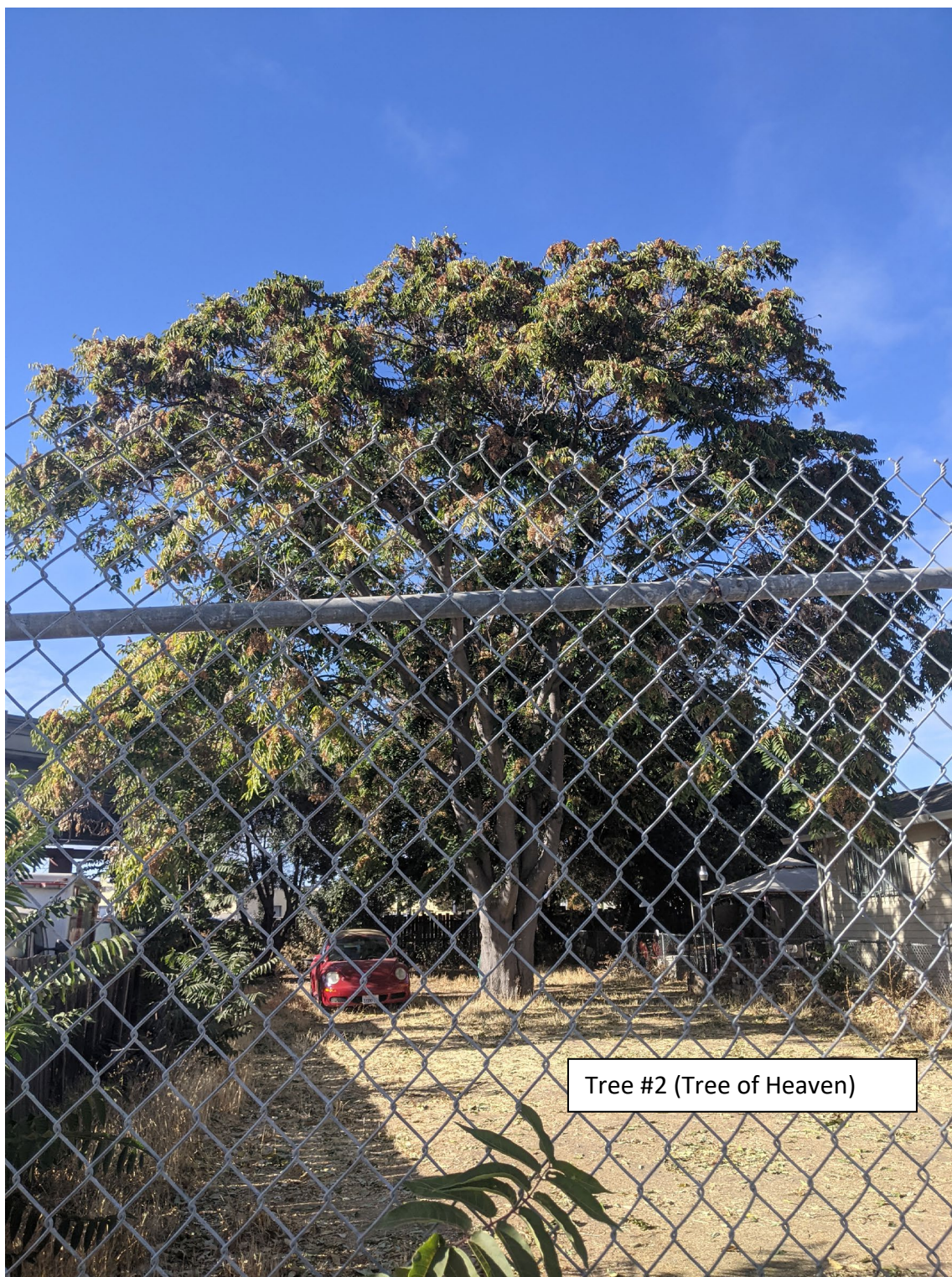
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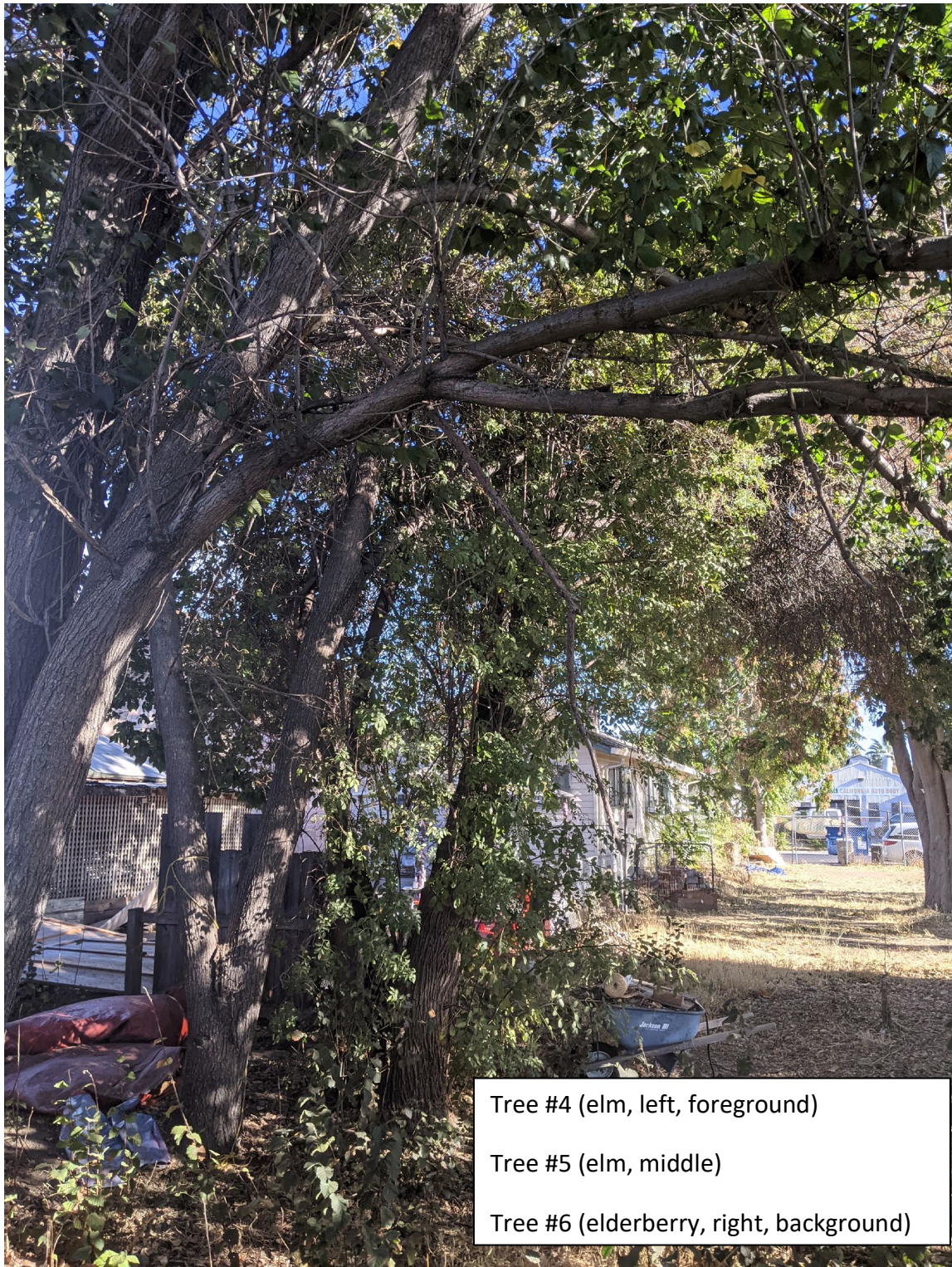
Photos







Trees #3 (Olive)



Tree #4 (elm, left, foreground)

Tree #5 (elm, middle)

Tree #6 (elderberry, right, background)





TREE INVENTORY - 543 Lorraine Ave., SAN JOSE, CA

10/21/2021

All trees on the property with a trunk > 4" dbh, and over 6' tall.

								TREE IMPACT ASSESSMENT					REMOVE/ RETAIN
Number	Common Name	Botanical Name	Circ. (inches)	DBH (inches)	Height (feet)	Spread (feet)	Status*	Condition	Age	Species Tolerance	Impact Level	Suitability Rating	
1	Tree of Heaven	Ailanthus altissima	57	18	40	34	Ordinance-size, undesirable species	FAIR	MATURE	HIGH	SEVERE	LOW	REMOVE (X)
2	Tree of Heaven	Ailanthus altissima	119	38	50	30	Ordinance-size, undesirable species	FAIR	MATURE	HIGH	SEVERE	LOW	REMOVE (X)
3	Olive	Olea europaea	47	15	30	30	Ordinance-size	FAIR	MATURE	MODERATE	SEVERE	LOW	REMOVE (X)
4	Elm	Ulmus spp.	50	16	50	25	Ordinance-size	FAIR	MATURE	MODERATE	SEVERE	LOW	REMOVE (X)
5	Elm	Ulmus spp.	38	12	40	20	Ordinance-size	FAIR	MATURE	MODERATE	SEVERE	LOW	REMOVE (X)
6	Elderberry	Sambucus mexicana	38	12	20	15	Ordinance-size	POOR	OVERMATURE	HIGH	SEVERE	LOW	REMOVE (X)
7	Carob	Ceratonia siliqua	82	26	35	35	Ordinance-size Street Tree	GOOD	MATURE	MODERATE	SEVERE	LOW	REMOVE (X)

* Ordinance-status of each tree has been included for City review purposes. All trees require a permit for removal on multi-family parcels.

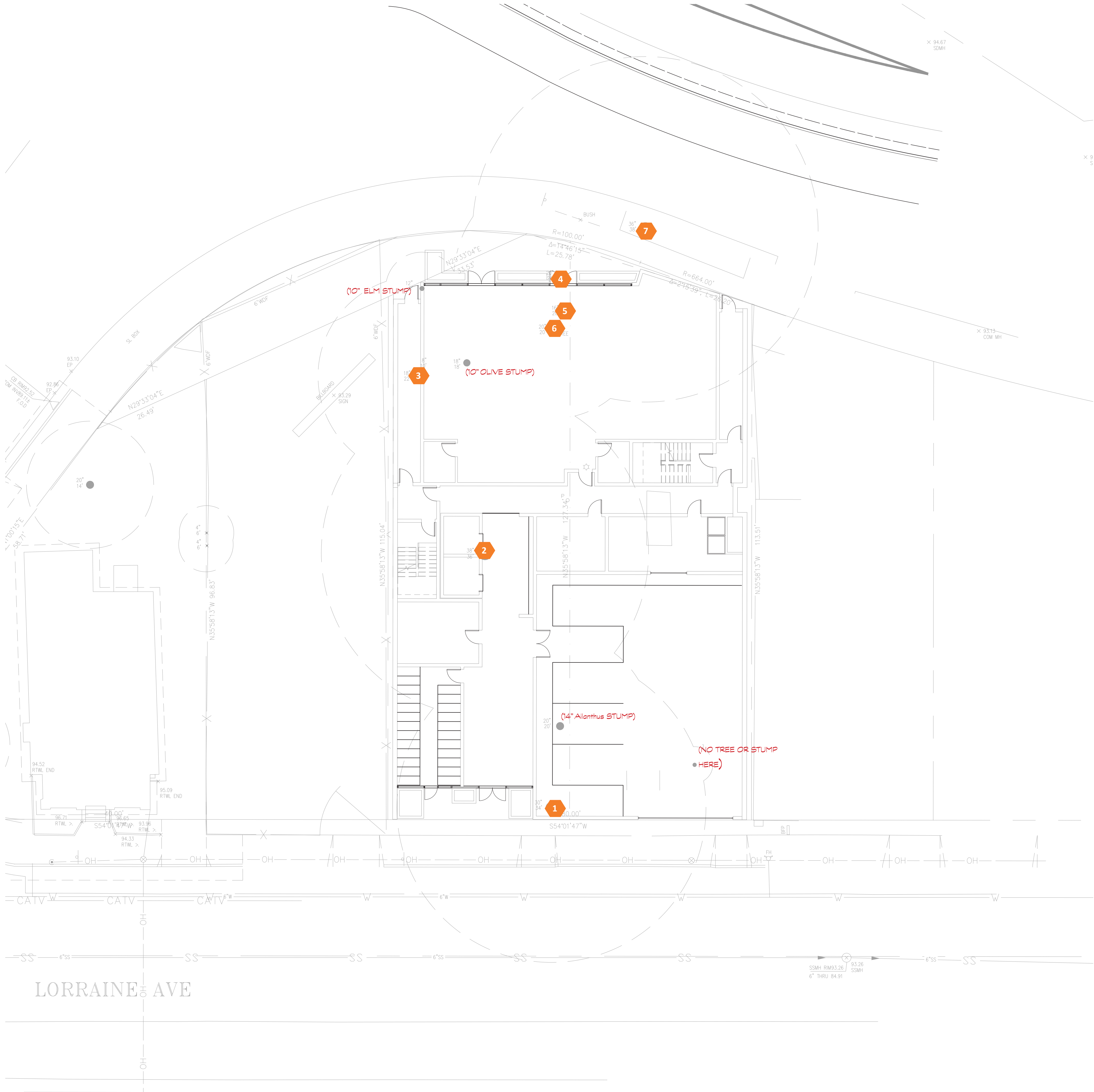
TPZ MAP LEGEND:

n

TREE TO REMOVE

n

TREE TO REMAIN



TREE PROTECTION ZONE MAP

543 LORRAINE AVE., SAN JOSE, CA



DATE:
10/21/21

TPZ ELEMENTS DRAWN:
B. FIRESTONE
ISA-CERTIFIED ARBORIST
#WE-8525A

BASE MAP: SITE PLAN
by D & H ENGINEERING
(10/2021)

SHEET
1 OF 1