

**ARBORIST REPORT,  
TREE INVENTORY SUMMARY,  
CONSTRUCTION IMPACT ASSESSMENT  
AND  
TREE PROTECTION PLAN**

**6211 SANTA TERESA BLVD. PROJECT SITE  
(Job # 1042240)  
City of San Jose, California**

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## **COPYRIGHT STATEMENT**

This consultant's report, dated November 25, 2019, is for the exclusive and confidential use of TAIT & Associates, Inc. concerning potential development of the 6211 Santa Teresa Blvd. Project Site, (Job # 1042240), located in the City of San Jose, California. Any use of this report, the accompanying appendices, or portions thereof, other than for project review and approval by appropriate governmental authorities, shall be subject to and require the written permission of Sierra Nevada Arborists. Unauthorized modification, distribution and/or use of this report, including the data or portions thereof contained within the accompanying appendices, is strictly prohibited.

## **QUALIFICATION STATEMENT**

Sierra Nevada Arborists is a fully insured, Roseville, California-based arboriculture consulting firm founded in January of 1998 by its Principal, Edwin E. Stirtz. Mr. Stirtz is an ISA Certified Arborist and is ISA Tree Risk Assessment Qualified. He is a member of the American Society of Consulting Arborists and International Society of Arboriculture. Mr. Stirtz possesses in excess of 30 years of experience in horticulture and arboriculture, both maintenance and construction, and has spent the last 23 years as a consulting and preservation specialist in the Sacramento and surrounding regions.

## **INTRODUCTION**

Sierra Nevada Arborists is pleased to present this Arborist Report, Tree Inventory Summary, construction Impact Assessment and Tree Protection Plan for the trees located within and/or overhanging the property located at the 6211 Santa Teresa Blvd. Project Site, (Job # 1042240), in the City of San Jose, California. This Arborist Report and Tree Inventory Summary memorializes tree data obtained by Edwin E. Stirtz, ISA Certified Arborist WE-0510A, at the time of field reconnaissance and inventory efforts on March 23, 2018.

## **SCOPE OF INVENTORY EFFORT**

The City of San Jose Municipal Code, Chapter 13, which was updated on February 9, 2018, regulates the removal of “Street Trees,” “Heritage Trees,” and “Ordinance-size trees” (both living and dead). The Code defines the regulated trees as follows:

Street Trees - “Those located in the public right-of-way between the curb and sidewalk; in some locations, the public right-of-way may be up to 12 feet from the curb. "Street tree" shall mean any tree that is planted on a street.

Heritage Trees - The City's Heritage Tree List identifies over 100 trees with special significance to the community because of their size, history, unusual species, or unique quality (City Council Resolution 75974 and the City's Heritage Tree Map). Pursuant to Chapter 13.28 of the San Jose Municipal Code, it is illegal to prune or remove a heritage tree without first consulting the City Arborist and obtaining a permit.

Ordinance-Size Tree (live or dead) - An ordinance-size tree on private property is either a single trunk 38” or more in circumference at 4½’ above ground or a multi-trunk, where the combined measurements of each trunk circumference add up to 38” or more in circumference (at 4½’ above ground) or any tree located on multifamily, commercial, industrial, or mixed use property or in a common area.

## **METHODOLOGY**

During field reconnaissance and inventory efforts, Edwin E. Stirtz of Sierra Nevada Arborists conducted a visual review from ground level of the trees within and/or overhanging the selected lots within the project area as depicted on the site layout plan. The trees which met the defined criteria were identified in the field by affixing round tags to the tree trunks. The tree numbers utilized in this report and accompanying Tree Inventory Summary correspond to the tree tags which were affixed to the trees in the field, and those tree numbers or grouping of numbers were rough-plotted on the attached Inventory Exhibit so that the precise vertical and horizontal location of the trees may be surveyed in the field by a licensed land

surveyor and data for the trees (i.e. tree number, diameter, dripline and protected root zone radii) may be properly depicted on future development plans and Tree Location Exhibit.

At the time of field identification and inventory efforts specific data was gathered for each tagged tree including the tree's species, diameter measured at breast height ("DBH") and dripline radius ("DLR"). Utilizing this data, the tree's overall structural condition and vigor were separately assessed ranging from "excellent"<sup>1</sup> to "poor" based upon the observed characteristics noted within the tree and the Arborist's best professional judgment. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay and the potential for structural failure. Finally, notable characteristics were documented and recommendations on a tree-by-tree basis were made which logically followed the observed characteristics noted within the trees at the time of the field inventory effort. The recommendations are based on the assumption that the tree would be introduced into a developed environment and may require maintenance and/or may not be suitable for retention within a post-development setting.

### **SUMMARY OF INVENTORY EFFORT**

Field reconnaissance and inventory efforts found 20 trees measuring 4 inches in diameter and larger measured at breast height within and/or overhanging the proposed project area. Composition of the 20 inventoried trees includes the following species and accompanying aggregate diameter inches:

SPECIES DIVERSIFICATION			
California Fan Palm	=	3 trees	(62 aggregate diameter inches)
Chinese Hackberry	=	6 trees	(56 aggregate diameter inches)
Chinese Tallow	=	5 trees	(77 aggregate diameter inches)
Coast Live Oak	=	2 trees	(11 aggregate diameter inches)
Privet	=	4 trees	(59 aggregate diameter inches)
<b>TOTAL</b>	=	<b>20 trees</b>	<b>(265 aggregate diameter inches)</b>

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<sup>1</sup> It is rare that a tree qualifies in an "excellent" category, and it should be noted that there were no trees observed within the project area which fell within the criteria of an "excellent" or "good" rating. A complete description of the terms and ratings utilized in this report and accompany inventory summary are found on pages 8-9.

### **Recommended Removals**

At this time, eight trees have been recommended for removal due to defects and/or existing and future root conflicts with hardscape. These root conflicts and hardscape damage will develop or continue to worsen due to the species and age of these trees. For reference, the trees which have been recommended for removal due to the noted defects, compromised health, and/or structural instability are highlighted in green within the accompanying Tree Inventory Summary and are briefly summarized as follows:

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT	
						STRUCTURE	VIGOR
169	Chinese Tallow	<i>(Triadica sebifera)</i>		15	19	Poor to fair	Fair
170	Privet	<i>(Ligustrum sp.)</i>		14	14	Fair	Fair
171	Privet	<i>(Ligustrum sp.)</i>		12	12	Fair	Fair
175	Privet	<i>(Ligustrum sp.)</i>		17	18	Poor to fair	Fair
176	Privet	<i>(Ligustrum sp.)</i>		16	16	Poor to fair	Fair
178	Chinese Tallow	<i>(Triadica sebifera)</i>		13	14	Poor to fair	Poor to fair
179	Chinese Tallow	<i>(Triadica sebifera)</i>		15	19	Poor to fair	Fair
180	Chinese Tallow	<i>(Triadica sebifera)</i>		19	20	Poor to fair	Fair

### **CONSTRUCTION IMPACT ASSESSMENT**

This Arborist Report and Tree Inventory Summary is intended to provide to TAIT & Associates, Inc., the City of San Jose, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. At this time, we have reviewed the Preliminary Plans drafted by MVE, Inc. (dated 9-16-19). The perceived impacts are summarized below.

#### ***Trees to be Removed for Development***

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT	
						STRUCTURE	VIGOR
167	Coast Live Oak	<i>(Quercus agrifolia)</i>	3,3	6	8	Poor to fair	Fair
168	Coast Live Oak	<i>(Quercus agrifolia)</i>		5	10	Fair	Fair
169	Chinese Tallow	<i>(Triadica sebifera)</i>		15	19	Poor to fair	Fair

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT	
						STRUCTURE	VIGOR
170	Privet	( <i>Ligustrum sp.</i> )		14	14	Fair	Fair
171	Privet	( <i>Ligustrum sp.</i> )		12	12	Fair	Fair
172	California Fan Palm	( <i>Washington filifera</i> )		16	8	Fair	Fair
173	California Fan Palm	( <i>Washington filifera</i> )		23	7	Fair	Fair
174	California Fan Palm	( <i>Washington filifera</i> )		23	9	Fair	Fair
175	Privet	( <i>Ligustrum sp.</i> )		17	18	Poor to fair	Fair
176	Privet	( <i>Ligustrum sp.</i> )		16	16	Poor to fair	Fair
178	Chinese Tallow	( <i>Triadica sebifera</i> )		13	14	Poor to fair	Poor to fair
179	Chinese Tallow	( <i>Triadica sebifera</i> )		15	19	Poor to fair	Fair
180	Chinese Tallow	( <i>Triadica sebifera</i> )		19	20	Poor to fair	Fair

### *Construction Impacts to Remaining Trees*

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONSTRUCTION IMPACTS	PROTECTIVE MEASURES
165	Chinese Tallow	( <i>Triadica sebifera</i> )		15	19	TBD	If preserved, install protective fencing 1' beyond DLR
166	Chinese Hackberry	( <i>Celtis sinensis</i> )		8	15	TBD	If preserved, install protective fencing 1' beyond DLR
181	Chinese Hackberry	( <i>Celtis sinensis</i> )		9	14	No impact expected from development.	Install protective fencing 1' beyond DLR
182	Chinese Hackberry	( <i>Celtis sinensis</i> )		12	20	No impact expected from development	Install protective fencing 1' beyond DLR
183	Chinese Hackberry	( <i>Celtis sinensis</i> )		10	15	No impact expected from development	Install protective fencing 1' beyond DLR
184	Chinese Hackberry	( <i>Celtis sinensis</i> )		9	15	No impact expected from development	Install protective fencing 1' beyond DLR

Since trees are living organisms whose condition may change at any time a complete assessment of construction impacts and specific recommendations to help mitigate for the adverse impacts which may be sustained by the trees from contemplated construction activities cannot be made until the development plans have been refined and finalized. Once final plans have been developed for the site a qualified ISA Certified Arborist with special expertise and demonstrated experience with construction projects in and among native and



non-native trees should review those plans and provide a more detailed assessment of impacts, including identification of trees which may require removal to facilitate home construction and other contemplated site development activities. This review will be particularly important if structures and/or residential activities will fall within or near the fall zone of a tree which has been noted as exhibiting structural defects, questionable long-term longevity and/or a conditional rating which is less than “fair”, and for trees which measure 16 inches and greater in diameter which will be retained within close proximity to development as trees of this size may pose a more significant hazard if a sudden limb shed and/or catastrophic failure should occur. In addition, the review should include an assessment of root system and canopy impacts which will be sustained by the trees which will be retained within the proposed development area, along with specific recommendations on a tree-by-tree basis to help reduce adverse impacts of construction on the retained trees. In the meantime, this report provides some pre-development recommendations which logically follow the observed characteristics noted in the trees at the time of the field inventory efforts, as well as General Protection Measures which should be utilized as a guideline for the protection of trees which may be retained within the development area. These recommendations will require modification and/or augmentation as development plans are refined and finalized.

### **GENERAL COMMENTS AND ARBORISTS’ DISCLAIMER**

The City of San Jose regulates both the removal of “protected trees” and the encroachment of construction activities within their driplines. Therefore, a tree permit and/or additional development authorization should be obtained from the City of San Jose prior to the removal of any trees within the proposed project area. All terms and conditions of the tree permit and/or other Conditions of Approval are the sole and exclusive responsibility of the project applicant. It should be noted that prior to final inspection written verification from an ISA Certified Arborist may be required certifying the approved removal activities and/or implementation of other Conditions of Approval outlined for the retained trees on the site. ***Sierra Nevada Arborists will not provide written Certification of Compliance unless we have been provided with a copy of the approved site development plans, applicable permits and/or Conditions of Approval, and are on site to monitor and observe regulated activities during the course of construction.*** Therefore, it will be necessary for the project applicant to notify Sierra Nevada Arborists well in advance (at least 72 hours prior notice) of any regulated activities which are scheduled to occur on site so that those activities can be properly monitored and documented for compliance certification.

Please bear in mind that implementation of the recommendations provided within this report will help to reduce adverse impacts of construction on the retained trees; however, implementation of any recommendations should not be viewed as a guarantee or warranty against the trees’ ultimate demise and/or failure in the future. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and ***attempt to reduce the risk of living near trees***. Arborists cannot detect every condition that could possibly lead to the

structural failure of a tree. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Entities who choose to construct homes on wooded property are accepting a certain level of risk from unpredictable tree related hazards such as toppling in storms, limbs falling and fires that may damage property at some time in the future. Since trees are living organisms their structure and vigor constantly change over time, and they are not immune to changes in site conditions or seasonal variations in the weather. Further, conditions are often hidden within the tree and/or below ground. Arborists and other tree care professionals cannot guarantee that a tree will be healthy and/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 develop land and live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees would be to eliminate all of the trees. ***An entity who develops land and builds a home with a tree in the vicinity should be aware of and inform their future residents of this Arborists' Disclaimer, and be further advised that the developer and the future residents assume the risk that a tree could at any time suffer a branch and/or limb failure, blow over in a storm and/or fail for no apparent reason which may cause bodily injury or property damage.*** Sierra Nevada Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength which can even take down a tree with a structurally sound and vigorous appearance.

Finally, the trees preserved within and/or overhanging the proposed project area will experience a physical environment different from the pre-development environment. As a result, tree health and structural stability should be regularly monitored. Occasional pruning, fertilization, mulch, pest management, replanting and/or irrigation may be required. In addition, ***provisions for monitoring both tree health and structural stability following construction must be made a priority.*** As trees age, the likelihood of failure of branches or entire trees increases. Therefore, ***the future management plan must include an annual inspection*** by a qualified ISA Certified Arborist to keep abreast of the trees' changing condition(s) and to assess the trees' ongoing structural integrity and potential for hazard in a developed environment.

Thank you for allowing Sierra Nevada Arborists to assist you with this review. Please feel free to give me a call if you have any questions or require additional information and/or clarification.

Sincerely,



Edwin E. Stirtz  
International Society of Arboriculture  
Certified Arborist WE-0510A  
ISA Tree Risk Assessment Qualified  
Member, American Society of Consulting Arborists

### **ASSUMPTIONS AND LIMITING CONDITIONS**

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.
5. Loss or alteration of any part of this report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.
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8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by other consultants is for coordination and ease of

reference. Inclusion of such information does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.

10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.
11. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
12. This report is based on the observations and opinions of Edwin E. Stirtz, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Sierra Nevada Arborists has assumed any responsibility for liability associated with the trees on or adjacent to this Project Site, their future demise and/or any damage which may result therefrom.
13. The information contained within this report is true to the best of the author's knowledge and experience as of the date it was prepared; however, certain conditions may exist which only a comprehensive, scientific, investigation might reveal which should be performed by other consulting professionals.
14. The legal description, dimensions, and areas herein are assumed to be correct. No responsibility is assumed for matters that are legal in nature.
15. Any changes to an established tree's environment can cause its decline, death and/or structural failure.

## **DEFINITIONS**

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name.
Diameter (“DBH”):	This is the trunk diameter measured at breast height (industry standard 4.5 feet above ground level).
Dripline radius (“DLR”):	A radius equal to the horizontal distance from the trunk of the tree to the end of the farthest most branch tip prior to any cutting. When depicted on a map, the dripline will appear as an irregularly shaped circle that follows the contour of the tree’s branches as seen from overhead.
Protected Zone:	A circle equal to the largest radius of a protected tree’s dripline plus 1 foot.
Root Crown:	Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree’s main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree’s leaves.
Overall Condition:	Describes overall condition of the tree in terms of structure and vigor.
Recommendation:	Pre-development recommendations based upon observed characteristics noted at the time of the field inventory effort.
Obscured:	Occasionally some portion of the tree may be obscured from visual inspection due to the presence of dense vegetation which, during the course of inspection for the arborist report, prevented a complete evaluation of the tree. In these cases, if the tree is to be retained on site the vegetation should be removed to allow for a complete assessment of the tree prior to making final decisions regarding the suitability for retention.

### **TREE CONDITION RATING CRITERIA**

<b>RATING TERM</b>	<b>ROOT CROWN</b>	<b>TRUNK</b>	<b>LIMBS</b>	<b>FOLIAGE</b>	<b>STRUCTURE</b>	<b>VIGOR</b>
Good	No apparent injuries, decay, cavities or evidence of hollowing; no anchoring roots exposed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous	Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/ infections evident	No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay	Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy
Fair	Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure	Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; some infestation or disease may be present but not currently affecting the tree's structure	Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average	Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect or disease infestation/infection may be present	Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing	Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback
Poor	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the tree's structure; presence of infestation or disease may be significant and affecting the tree's structure	Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average	Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe	Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present	Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both



## **GENERAL PROTECTION GUIDELINES** **FOR TREES PLANNED FOR PRESERVATION**

Great care must be exercised when work is conducted upon or around protected trees. The purpose of these General Protection Measures is to provide guidelines to protect the health of the affected protected trees. These guidelines apply to all encroachments into the protected zone of a protected tree, and may be incorporated into tree permits and/or other Conditions of Approval as deemed appropriate by the applicable governing body.

- ☐ A circle with a radius measurement from the trunk of the tree to the tip of its longest limb, plus one foot, shall constitute the critical root zone protection area of each protected tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each protected tree. Removing limbs that make up the dripline does not change the protected area.
- ☐ Any protected trees on site which require pruning shall be pruned by an ISA Certified Arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards, ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines" and Best Management Practices.
- ☐ Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the root protection zone of the protected trees in order to avoid damage to the tree canopies and root systems. Fencing shall be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as determined by the review body. The developer shall contact the Project Arborist and the Planning Department for an inspection of the fencing prior to commencing construction activities on site.
- ☐ Signs shall be installed on the protective fence in four (4) equidistant locations around each individual protected tree. The size of each sign must be a minimum of two (2) feet by two (2) feet and must contain the following language:

**WARNING: THIS FENCE SHALL NOT BE REMOVED OR RELOCATED  
WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF  
SAN JOSE.**

Once approval has been obtained by the City of San Jose protective fencing shall remain in place throughout the entire construction period and shall not be removed, relocated, taken down or otherwise modified in whole or in part without prior written authorization from the Agency, or as deemed necessary by the Project Arborist to facilitate approved activities within the root protection zone.

- ☐ Any removal of paving or structures (i.e. demolition) that occurs within the dripline of a protected tree shall be done under the direct supervision of the Project Arborist. To the maximum extent feasible, demolition work within the dripline protection area of the protected tree shall be performed by hand. If the Project Arborist determines that it is not feasible to perform some portion(s) of this work by hand, then the smallest/lightest weight equipment that will adequately perform the demolition work shall be used.
- ☐ No signs, ropes, cables (except those which may be installed by an ISA Certified Arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of identification in preparing tree reports and inventories shall be allowed.
- ☐ No vehicles, construction equipment, mobile homes/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.
- ☐ Drainage patterns on the site shall not be modified so that water collects, stands or is diverted across the dripline of any protected tree.
- ☐ No trenching shall be allowed within the driplines of protected trees, except as specifically approved by the Planning Department as set forth in the project's Conditions of Approval and/or approved tree permit. If it is absolutely necessary to install underground utilities within the dripline of a protected tree the utility line within the protected zone shall be "bored and jacked" or performed utilizing hand tools to avoid root injury under the direct supervision of the Project Arborist.
- ☐ Grading within the protected zone of a protected tree shall be minimized. Cuts within the protected zone shall be maintained at less than 20% of the critical root zone area. Grade cuts shall be monitored by the Project Arborist. Any damaged roots encountered shall be root pruned and properly treated as deemed necessary by the Project Arborist.
- ☐ Minor roots less than one (1) inch in diameter encountered during approved excavation and/or grading activities may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area as deemed necessary by the Project Arborist.
- ☐ Major roots greater than one (1) inch in diameter encountered during approved excavation and/or grading activities may not be cut without approval of the Project Arborist. Depending upon the type of improvement being proposed, bridging techniques or a new site design may need to be employed to protect the roots and the tree.



- ☐ Cut faces, which will be exposed for more than 2-3 days, shall be covered with dense burlap fabric and watered to maintain soil moisture at least on a daily basis (or possibly more frequently during summer months). If any native ground surface fabric within the protected zone must be removed for any reason, it shall be replaced within forty-eight (48) hours.
- ☐ If fills exceed 1 foot in depth up to 20% of the critical root zone area, aeration systems may serve to mitigate the presence of the fill materials as determined by the Project Arborist.
- ☐ When fill materials are deemed necessary on two or three sides of a tree it is critical to provide for drainage away from the critical root zone area of the tree (particularly when considering heavy winter rainfalls). Overland releases and subterranean drains dug outside the critical root zone area and tied directly to the main storm drain system are two options.
- ☐ In cases where a permit has been approved for construction of a retaining wall(s) within the protected zone of a protected tree the applicant will be required to provide for immediate protection of exposed roots from moisture loss during the time prior to completion of the wall. The retaining wall within the protected zone of the protected tree shall be constructed within seventy-two (72) hours after completion of grading within the root protection zone.
- ☐ The construction of impervious surfaces within the dripline of a protected tree shall be minimized. When necessary, a piped aeration system shall be installed under the direct supervision of the Project Arborist.
- ☐ Preservation devices such as aeration systems, tree wells, drains, special paving and cabling systems must be installed in conformance with approved plans and certified by the Project Arborist.
- ☐ No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the dripline of a protected tree. An above ground drip irrigation system is recommended. An independent low-flow drip irrigation system may be used for establishing drought-tolerant plants within the protected zone of a protected tree. Irrigation shall be gradually reduced and discontinued after a two (2) year period.
- ☐ All portions of permanent fencing that will encroach into the protected zone of a protected tree shall be constructed using posts set no closer than ten (10) feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the tree(s).

- Landscaping beneath native oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. Planting live material under protected native oak trees is generally discouraged, and is not recommended within six (6) feet of the trunk of a native oak tree with a diameter at breast height (DBH) of eighteen (18) inches or less, or within ten (10) feet of the trunk of a native oak tree with a DBH of more than eighteen (18) inches. The only plant species which shall be planted within the dripline of native oak trees are those which are tolerant of the natural, semi-arid environs of the tree(s).

**TAIT ASSOCIATES, INC.**  
**6211 Santa Teresa Blvd. Project Site**  
**City of San Jose, California**  
**TREE INVENTORY SUMMARY**

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT					NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS	CONSTRUCTION IMPACTS	PROTECTIVE MEASURES TO BE TAKEN	
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUC-TURE					VIGOR
165	Chinese Hackberry	( <i>Celtis sinensis</i> )		8	15	Fair	Poor to fair	Poor to fair	Dormant	Fair	Fair	Leans/out of balance to the south; branches 8' above grade; vandalism on west side of trunk 4' above grade.	None at this time.	TBD	If to be preserved, install protective tree fence 1' beyond DLR.
166	Chinese Hackberry	( <i>Celtis sinensis</i> )		8	11	Fair	Fair	Fair	Fair	Fair	Fair	Branches 7' above grade with weak attachment.	None at this time.	TBD	If to be preserved, install protective tree fence 1' beyond DLR.
167	Coast Live Oak	( <i>Quercus agrifolia</i> )	3,3	6	8	Fair	Fair	Fair	Fair	Poor to fair	Fair	Branches at 2' above grade; suppressed by adjacent building.	None at this time.	Requires removal for development.	If to be preserved, install protective tree fence 1' beyond DLR.
168	Coast Live Oak	( <i>Quercus agrifolia</i> )		5	10	Fair	Fair	Fair	Fair	Fair	Fair	Leans/out of balance to the south; suppressed by adjacent building.	Prune limb stubs and clean canopy.	Requires removal for development.	If to be preserved, install protective tree fence 1' beyond DLR.
169	Chinese Tallow	( <i>Triadica sebifera</i> )		15	19	Fair	Fair	Fair	Dormant	Poor to fair	Fair	Reaction growth on root crown; root crown <1' away from curb; curb cracked on west, north and east sides; branches 8' above grade; trunk leans south.	Remove due to root/hardscape conflicts.	Requires removal for development.	N/A
170	Privet	( <i>Ligustrum</i> sp.)		14	14	Poor to fair	Fair	Fair	Fair	Fair	Fair	Root crown has reaction growth on the south side; pruning wound lower trunk on the east side; branches 5' above grade with weak attachment and included bark; south stem branched 7' above grade into 3 stems with weak attachments and included bark; out of balance to the south.	Remove due to root/hardscape conflicts.	Requires removal for development.	N/A

**TAIT ASSOCIATES, INC.**  
**6211 Santa Teresa Blvd. Project Site**  
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**TREE INVENTORY SUMMARY**

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT					NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS	CONSTRUCTION IMPACTS	PROTECTIVE MEASURES TO BE TAKEN
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUC-TURE	VIGOR			
171	Privet	( <i>Ligustrum</i> sp.)		12	12	Poor to fair	Poor to fair	Fair	Fair	Fair	Fair	Remove due to root/hardscape conflicts.	Requires removal for development.	N/A
172	California Fan Palm	( <i>Washingtonia filifera</i> )		16	8	Fair	Fair	N/A	Fair	Fair	Fair	Prune dead fronds.	Requires removal for development.	N/A
173	California Fan Palm	( <i>Washingtonia filifera</i> )		23	7	Poor to fair	Fair	N/A	Fair	Fair	Fair	Prune dead fronds.	Requires removal for development.	N/A
174	California Fan Palm	( <i>Washingtonia filifera</i> )		23	9	Poor to fair	Fair	N/A	Fair	Fair	Fair	Prune dead fronds.	Requires removal for development.	N/A
175	Privet	( <i>Ligustrum</i> sp.)		17	18	Poor to fair	Fair	Fair	Fair	Poor to fair	Fair	Remove due to root/hardscape conflicts.	Requires removal for development.	N/A
176	Privet	( <i>Ligustrum</i> sp.)		16	16	Poor to fair	Fair	Fair	Fair	Poor to fair	Fair	Remove due to root/hardscape conflicts.	Requires removal for development.	N/A

**TAIT ASSOCIATES, INC.**  
**6211 Santa Teresa Blvd. Project Site**  
**City of San Jose, California**  
**TREE INVENTORY SUMMARY**

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS	CONSTRUCTION IMPACTS	PROTECTIVE MEASURES TO BE TAKEN
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUC-TURE	VIGOR				
177	Chinese Tallow	( <i>Triadica sebifera</i> )		15	18	Fair	Fair	Poor to fair	Dormant	Poor to fair	Fair	Branches 11' above grade with weak attachment; north stem cut at 6" diameter resulting in resprouting; branch failure north stem; multiple 2' branch failures south stem; above average amount of deadwood.	Prune deadwood and restore structure.	Requires removal for development.	N/A
178	Chinese Tallow	( <i>Triadica sebifera</i> )		13	14	Fair	Fair	Fair	Dormant	Poor to fair	Poor to fair	Parking curbs <1' away from root crown north and south sides; branches at 12' above grade; callusing pruning wound northeast side 11' above grade with no sign of decay.	<b>Remove due to root/hardscape conflicts.</b>	Requires removal for development.	N/A
179	Chinese Tallow	( <i>Triadica sebifera</i> )		15	19	Poor to fair	Fair	Fair	Dormant	Poor to fair	Fair	Exposed roots south and north sides; east side of root crown abuts tall curb; root crown is <1' from curb; branch failure south side 9' above grade; branches 12' above grade; above average amount of deadwood.	<b>Remove due to root/hardscape conflicts.</b>	Requires removal for development.	N/A
180	Chinese Tallow	( <i>Triadica sebifera</i> )		19	20	Poor	Fair	Poor to fair	Dormant	Poor to fair	Fair	Exposed roots north and south sides to 3' from trunk; excessive root flair; curb abuts root crown east and west sides; branches 8' & 10' above grade with weak attachments; pruning wound 6' above grade southeast side with no sign of decay.	<b>Remove due to root/hardscape conflicts.</b>	Requires removal for development.	N/A

**TAIT ASSOCIATES, INC.**  
**6211 Santa Teresa Blvd. Project Site**  
**City of San Jose, California**  
**TREE INVENTORY SUMMARY**

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS	CONSTRUCTION IMPACTS	PROTECTIVE MEASURES TO BE TAKEN
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUC-TURE	VIGOR				
181	Chinese Hackberry	( <i>Celtis sinensis</i> )		9	14	Fair	Fair	Fair	Dormant	Fair	Fair	Branches 9' above grade with weak attachment and included bark; callusing pruning wound 8' above grade with no sign of decay.	None at this time.	No impact expected from development.	If to be preserved, install protective tree fence 1' beyond DLR.
182	Chinese Hackberry	( <i>Celtis sinensis</i> )		12	20	Fair	Fair	Poor to fair	Dormant	Poor to fair	Fair	Exposed roots west side to 3' from trunk; 3 pruning wounds west side 8'-12' above grade with no sign of decay; mistletoe west side 12' above grade.	Prune mistletoe.	No impact expected from development.	If to be preserved, install protective tree fence 1' beyond DLR.
183	Chinese Hackberry	( <i>Celtis sinensis</i> )		10	15	Poor to fair	Fair	Poor to fair	Dormant	Poor	Poor	Exposed roots east side to 3' from trunk; branches 8' above grade with weak attachment and included bark; multiple branch junctions throughout with weak attachments and included bark.	None at this time.	No impact expected from development.	If to be preserved, install protective tree fence 1' beyond DLR.
184	Chinese Hackberry	( <i>Celtis sinensis</i> )		9	15	Fair	Fair	Poor to fair	Dormant	Poor to fair	Fair	Branches 8' above grade with weak attachment and included bark; crossing limbs in center of canopy.	Prune crossing limbs.	No impact expected from development.	If to be preserved, install protective tree fence 1' beyond DLR.

**TOTAL INVENTORIED TREES = 20 trees (265 aggregate diameter inches)**

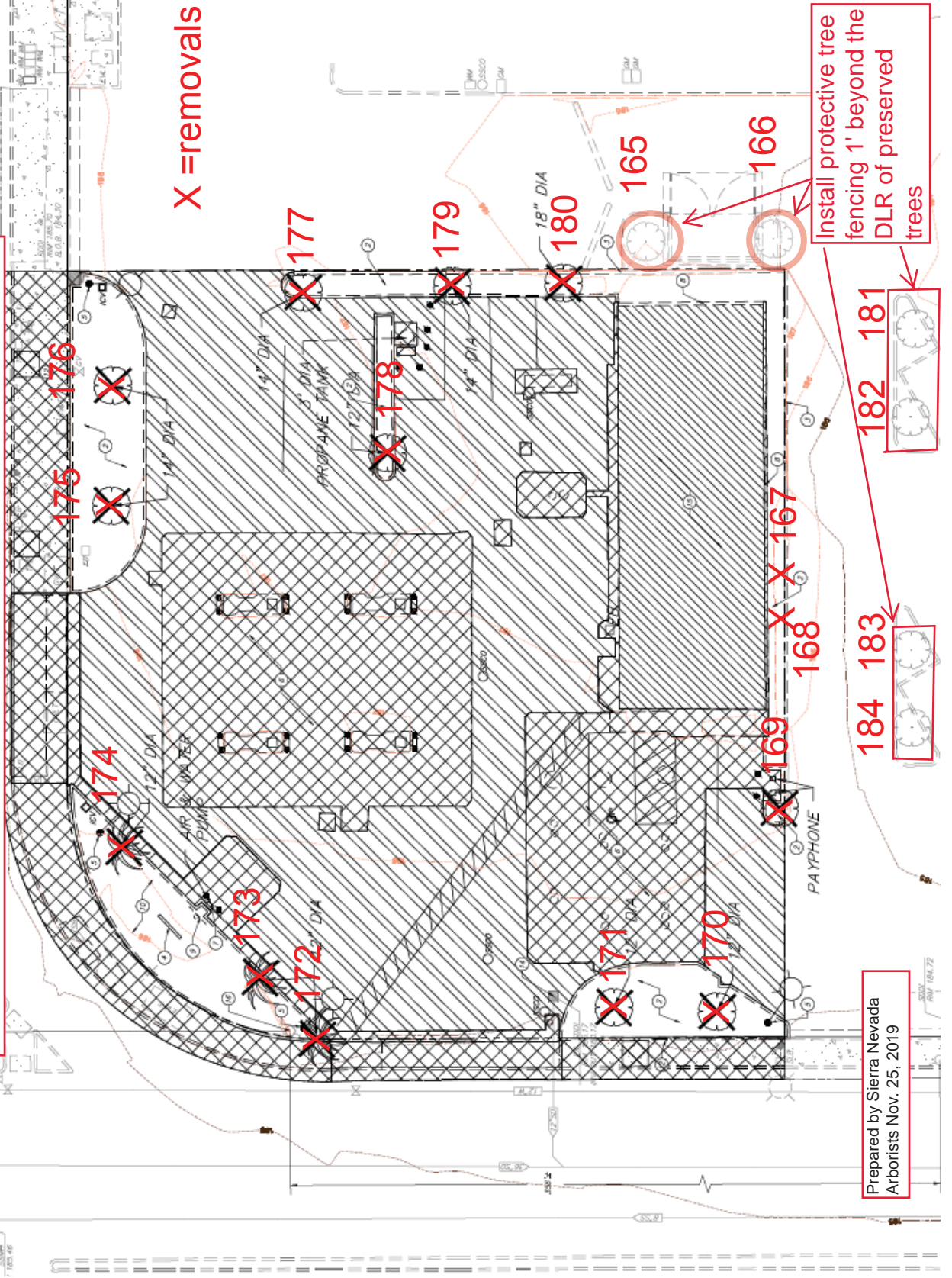
**TOTAL RECOMMENDED REMOVALS = 8 trees (121 aggregate diameter inches)**



**SANTA TERESA BLVD.**

Smith DCC: 6211 Santa Teresa Blvd, San Jose, CA Project Site  
Tree Inventory, Removal and Tree Protection Plan Exhibit

X = removals



Prepared by Sierra Nevada  
Arborists Nov. 25, 2019

# ***Supplement***

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January 22, 2020

Karly Zacher  
TAIT & Associates, Inc.  
11280 Trade Center Drive  
Rancho Cordova, California 95742

***RE: 6211 Santa Theresa Bl. Response to Planning Comments***

Dear Ms. Zacher:

Following please find our response to Planning Department comments regarding trees located at the above referenced project site.

Trees 167 & 168 – These trees have grown in a narrow, raised masonry planter with limited soil volume in close quarters to each other, other trees & the adjacent building (photos attached). The limited soil volume has prevented the trees from growing at a normal rate to a reasonable size. The trees are essentially containerized and this situation causes irregular root growth typically with limited root system development.

The proximity to other trees/plants and the building has caused the trees to lean away from the building, creating an out of balance situation. The trees are also growing through each other with intertwining branches. These trees are actually poor specimens from a structural standpoint and will not tolerate the encroachment that will occur during site demolition and reconstruction. The initial structure rating in the tree inventory was generous and the trees should have been rated lower.

After the existing, surrounding hardscape is removed the stability of the trees will be compromised and there will be an elevated risk of failure due to the disturbance. The existing planter is too small for any type of oak or any large stature tree. Considering the location and extent of proposed activities no protective measures will provide adequate protection for preservation of the trees.

Tree 177 has been growing in a narrow landscape planter which is situated at grade with the surrounding parking lot. (Photos attached) Again, the planter area and resulting soil volume is too small for a medium or large stature tree. Tallow trees tend to be shallow rooting trees in many situations and in this case the roots are located just beneath the asphalt and within the planter. The demolition and reconstruction of the parking area surface will result in root damage, especially if the area is excavated to a depth of 18" for sub grade preparation. It is probable that root loss would be significant compromising both the stability and health of the tree. The replacement underground fuel tanks will fall within close proximity to the tree and well within the critical root zone. If there are any roots deeper than 18" (which is unlikely) the excavation for the tank pits would result in loss of those roots also. In order to preserve this tree it would be

necessary to stay out of the critical root zone and not create any disturbance for 15' to 20' from the trunk. The asphalt can not be removed and replaced without significant root loss unless the grade is raised around the tree to eliminate root loss from excavation. In my opinion the best course of action is to remove the trees and replace them with appropriate species in reasonably sized planters capable of sustaining trees.

Trees 169,170,171,175,176,178, 179 and 180 are all rated in poor condition and recommended for removal due to the poor condition. The conditional issues are primarily related to the growth that has resulted from the difficult growing conditions, limited soil volume, root growth area. Retention of these trees would result in severe decline due to root loss from encroachments for proposed improvements or should the tree(s) actually survive the root regrowth will damage any new hardscape in a short period of time.

The Palm trees numbered 172, 173 and 174 will be removed per the request from the city public works department. And as discussed above trees 167, 168 and 177 should be removed and replaced with appropriate species in appropriate sized planters.

Very truly yours,

A handwritten signature in black ink, appearing to read "Edwin E. Stirtz". The signature is fluid and cursive, with the first name "Edwin" and last name "Stirtz" being clearly legible.

Edwin E. Stirtz  
International Society of Arboriculture  
Certified Arborist WE-0510A  
ISA Tree Risk Assessment Qualified  
Member, American Society of Consulting Arborists

EES/mmt enclosures



Smith DCC: 6211 Santa Teresa Blvd, San  
Jose, CA Project Site  
Tree 177 East View

tree in planting strip with  
limited soil volume

near surface  
roots cracking  
driveway

Prep. by Sierra Nevada  
Arborists, Jan. 22, 2020



Smith DCC: 6211 Santa Tessa Blvd, San Jose,  
CA Project Site  
Tree # 177 West View



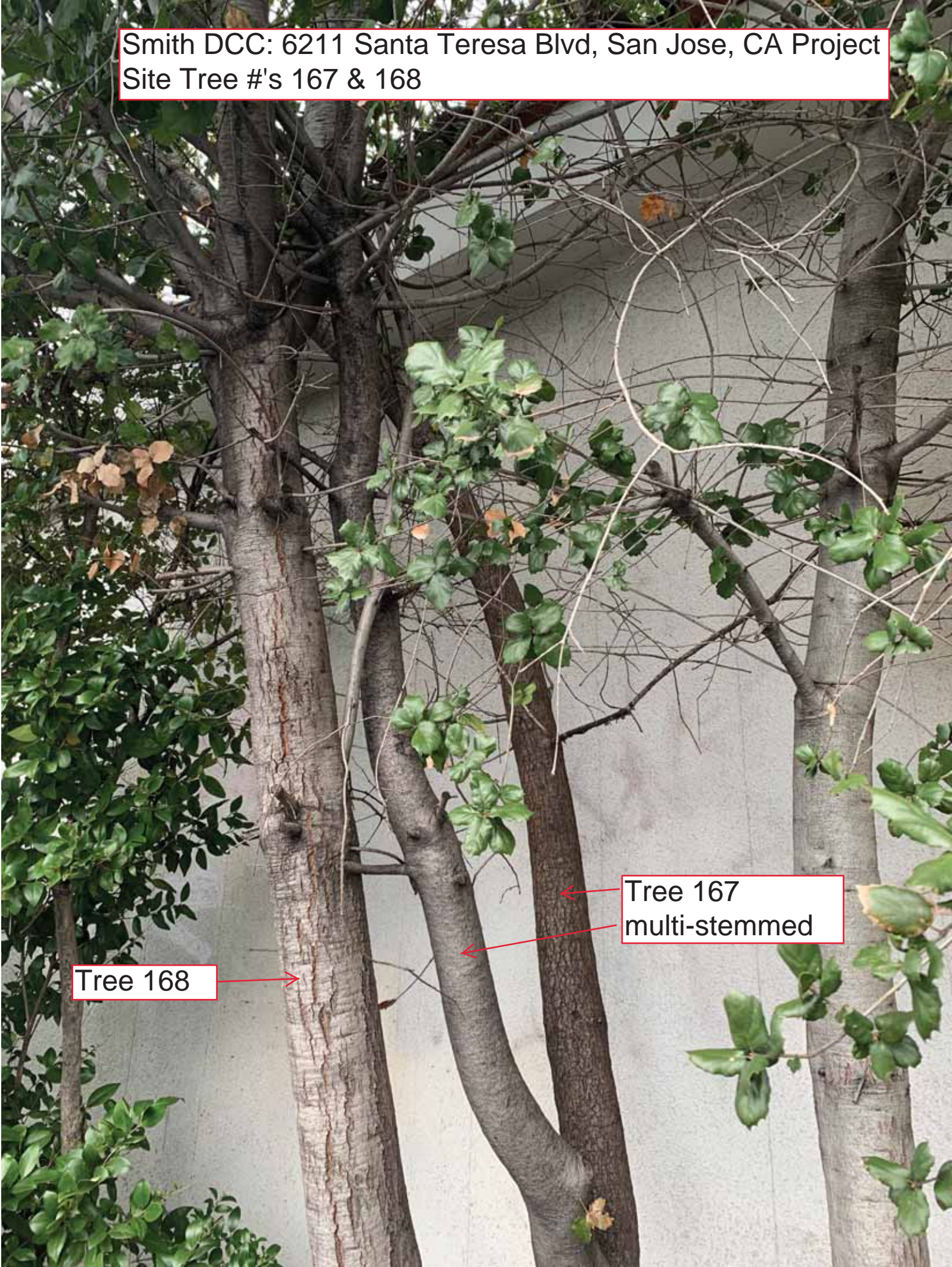
Prep. Sierra Nevada Arborists, Jan. 22,  
2020



Smith DCC: 6211 Santa Teresa Blvd, San Jose, CA Project  
Site Tree #'s 167 & 168

Tree 168

Tree 167  
multi-stemmed





Smith DCC: 6211 Santa Teresa Blvd, San Jose, CA  
Project Site  
Tree #'s 167 & 168

Tree 168  
Tree 167 is  
behind 168

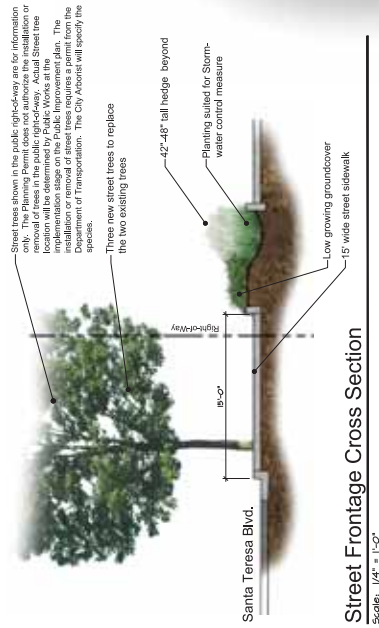
4.5" coast live oak  
not tagged-small

Raised planter

Prep. by Sierra Nevada  
Arborists Jan. 22, 2020

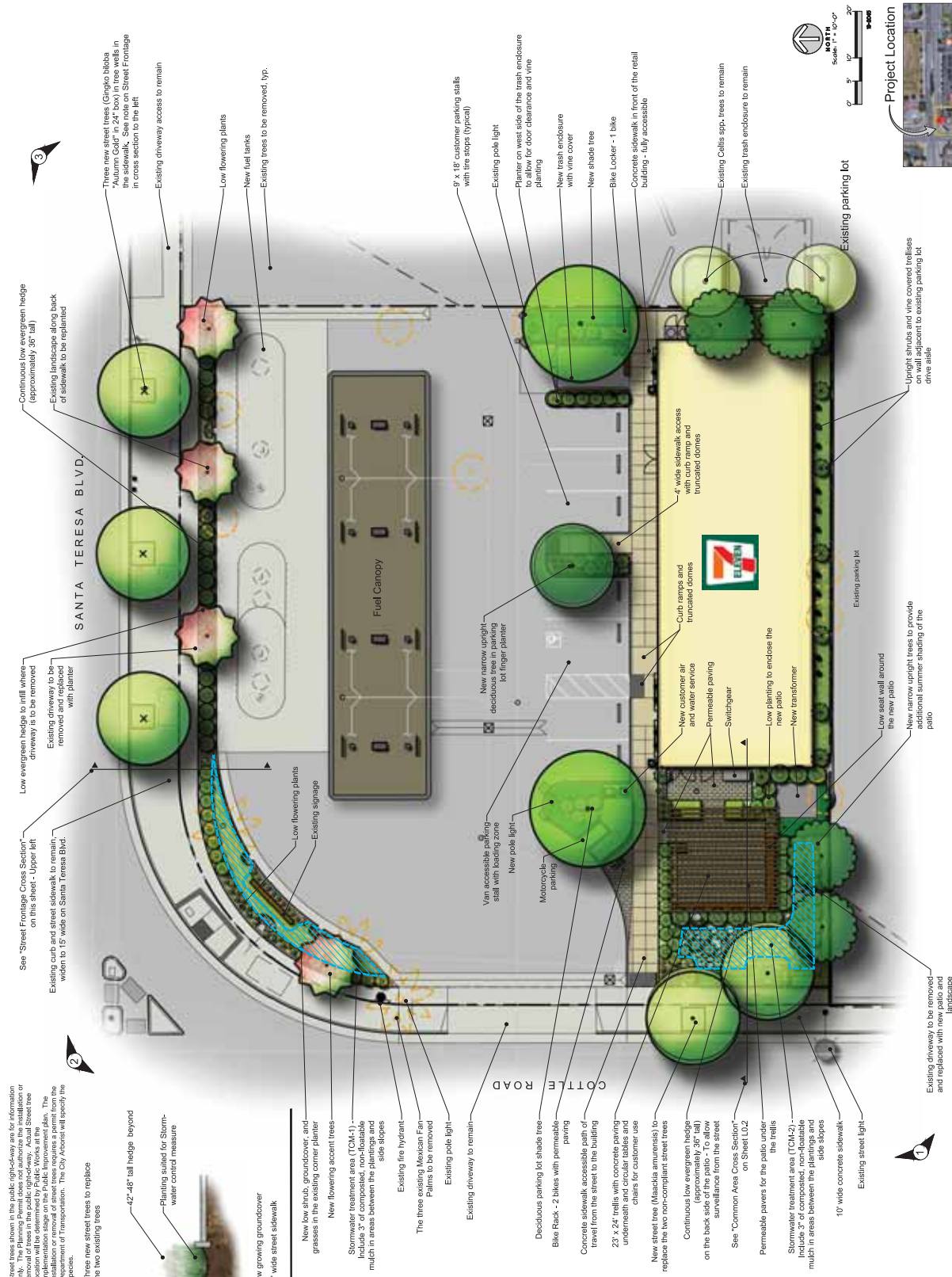
# ***Preliminary Landscape Plan***





### Street Frontage Cross Section

Scale: 1/4" = 1'-0"



Aerial Map

7 - ELEVEN SANS JOSE

6211 SANTA TERESA BLVD., SAN JOSE, CA March 31, 2020

Sheet Number:

101









6211 SANTA TERESA BLVD., SAN JOSE, CA March 31, 2020



TAIT  
ENGINEERING

