



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION		Suitability for Preservation (High/Moderate/Low)	REGULATED		Proposed for Removal
		Trunk Diameter (in.)	Trunk Circumference (in.)	Overall Percentage (100%=Best, 0%=Worst)	Overall Description (Good/Fair/Poor/Dead)		Ordinance-Size	Street Tree	

1	American sweetgum (<i>Liquidambar styraciflua</i>)	2.7	8.5	20%	Poor	Low	-	-	X
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Comments: One-sided canopy suppressed beneath #2's and contains deadwood. Extremely poor form. Buried root collar.

2	Holly oak (<i>Quercus ilex</i>)	15.6	49.0	60%	Fair	Moderate	X	-	-
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Comments: Scaffold limb emerges along trunk at 4' high. Rebar ascends along trunk, beginning at ground, and terminates with a u-shape at union with limb (is embedded in trunk); appear to be a lightning protection measure.

3	American sweetgum (<i>Liquidambar styraciflua</i>)	3.8	11.9	30%	Poor	Low	-	-	X
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Comments: Large decaying basal wound. Adjacent to #2's canopy. Branch dieback at top.

4	American sweetgum (<i>Liquidambar styraciflua</i>)	3.4	10.7	40%	Poor	Low	-	-	X
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Comments: Dieback at top, and deadwood along canopy's bottom. Slight easterly lean. Canopy's east section is sparse.

5	Holly oak (<i>Quercus ilex</i>)	13.8	43.3	50%	Fair	Moderate	X	-	-
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Comments: Thin canopy with branches encroaching on adjacent security light. Trunk bifurcates at 3.5' high with wide spacing.

6	American sweetgum (<i>Liquidambar styraciflua</i>)	1.6	5.0	20%	Poor	Low	-	-	X
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Comments: Pronounced easterly lean. Beneath #35's canopy. Large wound along trunk. Buried root collar.

7	American sweetgum (<i>Liquidambar styraciflua</i>)	1.8	5.7	20%	Poor	Low	-	-	X
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Comments: Beneath #8's canopy. Pronounced lean. High, suppressed canopy. Buried root collar.



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8	Holly oak (<i>Quercus ilex</i>)	17.7	55.6	70%	Good	Moderate	X	-	X
Comments: Multiple leaders emerge at 6' high.									
9	American sweetgum (<i>Liquidambar styraciflua</i>)	3.4	10.7	20%	Poor	Low	-	-	X
Comments: Suppressed beneath #36's canopy. Asymmetrical form. Limb emerges along trunk at 4.5' high. Buried root collar.									
10	American sweetgum (<i>Liquidambar styraciflua</i>)	3.9	12.2	40%	Poor	Moderate	-	-	X
Comments: Along edge of #36's canopy. Limb emerges along trunk at 4.5' high. Trunk leans east then sweeps upward. History of limb failure and has an asymmetrical canopy.									
11	American sweetgum (<i>Liquidambar styraciflua</i>)	6.0	18.8	60%	Fair	Moderate	-	-	X
Comments: Some twig dieback along top.									
12	American sweetgum (<i>Liquidambar styraciflua</i>)	6.3	19.8	60%	Fair	Moderate	-	-	X
Comments: Some twig dieback along top.									
13	Japanese flowering cherry (<i>Prunus serrulata</i>)	8.5	26.7	60%	Fair	Moderate	-	-	-
Comments: Pronounced buttress root surfaces towards the north. Multiple leaders emerge at 4'.									
14	Purple-leaf cherry plum (<i>Prunus c. 'Atropurpurea'</i>)	4.2	13.2	60%	Fair	Moderate	-	-	X
Comments: Double-staked. Limb emerges along trunk at 2' high.									
15	Japanese flowering cherry (<i>Prunus serrulata</i>)	3.3	10.4	0%	Dead	Low	-	-	X
Comments: Dead for numerous years.									



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16	Japanese flowering cherry (<i>Prunus serrulata</i>)	1.7	5.3	0%	Dead	Low	-	-	X
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Comments: Dead for numerous years.

17	Japanese flowering cherry (<i>Prunus serrulata</i>)	2.9	9.1	0%	Dead	Low	-	-	X
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Comments: Dead for numerous years.

18	Japanese flowering cherry (<i>Prunus serrulata</i>)	3.8	11.9	20%	Poor	Low	-	-	X
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Comments: Extensive decay along trunk. Multiple leaders emerge at 4' high.

19	Japanese flowering cherry (<i>Prunus serrulata</i>)	2.9	9.1	0%	Dead	Low	-	-	X
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Comments: Nearly dead, and its full demise is imminent.

20	Japanese flowering cherry (<i>Prunus serrulata</i>)	3.8	11.9	20%	Poor	Low	-	-	X
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Comments: Large decaying basal wound. Very sparse canopy. Limbs emerge at 4.5'. Buried root collar.

21	London plane tree (<i>Platanus × hispanica</i>)	7.0	22.0	50%	Fair	Moderate	-	-	X
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Comments: Appears to be the Columbia variety (as with all others at this site). Within a rectangular planter in parking lot. Slight easterly lean. Elevated canopy.

22	London plane tree (<i>Platanus × hispanica</i>)	8.1	25.4	50%	Fair	Moderate	-	-	X
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Comments: Within a rectangular planter in parking lot. Slight easterly lean. Elevated canopy.

23	London plane tree (<i>Platanus × hispanica</i>)	10.6	33.3	60%	Fair	Moderate	-	-	X
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Comments: Within a rectangular planter in parking lot. Slight easterly lean. Elevated canopy. Healthy and thin canopy. Large mound in parking lot from a root.



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24	Purple-leaf cherry plum (<i>Prunus c. 'Atropurpurea'</i>)	3.2	10.0	60%	Fair	Moderate	-	-	X
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Comments: Leans north. Double-staked. Limbs emerge at 2.5' high.

25	Purple-leaf cherry plum (<i>Prunus c. 'Atropurpurea'</i>)	3.6	11.3	70%	Good	Moderate	-	-	X
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Comments: Limb emerges along trunk at 18" high. Tall vertical form. Double-staked.

26	London plane tree (<i>Platanus × hispanica</i>)	7.1	22.3	30%	Poor	Low	-	-	X
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Comments: Within a rectangular planter in parking lot. Elevated, very thin, and a one-sided canopy. Height reduced in past. Buried root collar.

27	London plane tree (<i>Platanus × hispanica</i>)	7.9	24.8	40%	Poor	Moderate	-	-	X
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Comments: Within a rectangular planter in parking lot. Leans east. Thin canopy with dead, broken branches are suspended at bottom.

28	London plane tree (<i>Platanus × hispanica</i>)	12.5	39.3	50%	Fair	Moderate	X	-	X
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Comments: Leans slightly SE. Elevated canopy and a leggy crown. Buried root collar. Within a rectangular planter in parking lot.

29	Purple-leaf cherry plum (<i>Prunus c. 'Atropurpurea'</i>)	3.7	11.6	70%	Good	Moderate	-	-	X
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Comments: Single-staked. Limbs emerge at 2' high. Buried root collar.

30	Purple-leaf cherry plum (<i>Prunus c. 'Atropurpurea'</i>)	3.8	11.9	60%	Fair	Moderate	-	-	X
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Comments: Limbs emerge at 2' high. Buried root collar.

31	London plane tree (<i>Platanus × hispanica</i>)	6.8	21.4	30%	Poor	Low	-	-	X
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Comments: Within a rectangular planter in parking lot. Leans east. Asymmetrical, sparse canopy.



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32	London plane tree (<i>Platanus × hispanica</i>)	9.0	28.3	70%	Good	Moderate	-	-	-
Comments: Within a rectangular planter in parking lot. Leans NE.									
33	London plane tree (<i>Platanus × hispanica</i>)	10.0	31.4	60%	Fair	Moderate	-	-	-
Comments: Within a rectangular planter in parking lot. Leans NE. Leggy crown.									
34	Purple-leaf cherry plum (<i>Prunus c. 'Atropurpurea'</i>)	2.8	8.8	50%	Fair	Moderate	-	-	X
Comments: Double-staked. Leans north. Limb emerges along trunk at 4' high.									
35	London plane tree (<i>Platanus × hispanica</i>)	9.8	30.8	10%	Poor	Low	-	X	X
Comments: Street tree within a small 3' by 3' square planter. Highly pronounced easterly lean due to having partially uprooted in past, and target area is bike lane and street. Surrounding sidewalk is raised and curb is cracked. Branches encroach on light pole. Scaffold limb grows vertical and emerges along trunk at 6' high.									
36	London plane tree (<i>Platanus × hispanica</i>)	9.6	30.1	40%	Poor	Moderate	-	X	X
Comments: Street tree within a small 3' by 3' square planter. Leggy crown. Adjacent sidewalk is slightly damaged. Leans slightly towards east. Multiple leaders emerge at 6.5' high.									
37	Purple-leaf cherry plum (<i>Prunus c. 'Atropurpurea'</i>)	4.0	12.6	10%	Poor	Low	-	-	X
Comments: Adjacent to #34. Pronounced easterly lean from partially uprooting. Asymmetrical.									
38	Japanese flowering cherry (<i>Prunus serrulata</i>)	7.0	22.0	40%	Poor	Moderate	-	-	X
Comments: Adjacent to building. Asymmetrical canopy. Multiple leaders emerge at 4' high.									
39	Japanese flowering cherry (<i>Prunus serrulata</i>)	7.2	22.6	60%	Fair	Moderate	-	-	X
Comments: Adjacent to building. Multiple leaders emerge at 4' high.									



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40	Japanese flowering cherry (<i>Prunus serrulata</i>)	10.1	31.7	60%	Fair	Moderate	-	-	X
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Comments: Adjacent to building. Multiple leaders emerge at 4' high.

41	Evergreen pear (<i>Pyrus kawakamii</i>)	6.7	21.0	40%	Poor	Moderate	-	-	X
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Comments: Several wounds from recently broken limbs. Asymmetrical canopy with excessive limb weight. Limbs emerge along trunk at 4.5' high.

42	Japanese flowering cherry (<i>Prunus serrulata</i>)	6.4	20.1	50%	Fair	Moderate	-	-	-
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Comments: Scaffold limb emerges along trunk at 4.5' high.

43	Japanese flowering cherry (<i>Prunus serrulata</i>)	3.5	11.0	30%	Poor	Low	-	-	X
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Comments: Highly elevated and asymmetrical canopy. Numerous large wounds along trunk from prior limbs being removed.

44	Holly oak (<i>Quercus ilex</i>)	19.6	61.5	50%	Fair	Moderate	X	-	-
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Comments: Thin canopy, and watersprouts comprise the vast majority of foliage throughout interior. Rebar emerges from ground, ascends along trunk, and terminates with a U-shape where trunk bifurcates at 4.5' high (is embedded in trunk). Leans slightly SE.

45	Japanese flowering cherry (<i>Prunus serrulata</i>)	4.8	15.1	40%	Poor	Moderate	-	-	X
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Comments: Sparse canopy. Multiple leaders emerge at 4' high.

46	Holly oak (<i>Quercus ilex</i>)	14.4	45.2	60%	Fair	Moderate	X	-	-
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Comments: Leans north. Dense, elevated canopy with a flush of watersprouts comprising foliage at canopy's bottom. Multiple leaders emerge at 6' high.



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47	Japanese flowering cherry (<i>Prunus serrulata</i>)	5.8	18.2	40%	Poor	Moderate	-	-	-
Comments: Decaying wound along trunk. Sparse canopy. Multiple leaders emerge at 3.5' high.									
48	Japanese flowering cherry (<i>Prunus serrulata</i>)	7.8	24.5	50%	Fair	Moderate	-	-	-
Comments: Multiple leaders emerge at 4' high.									
49	Strawberry tree (<i>Arbutus unedo</i>)	2.2	6.9	30%	Poor	Low	-	-	X
Comments: Asymmetrical and sparse canopy with deadwood. Leggy crown. Buried root collar. Has an old, decaying basal wound. Multiple leaders emerge at 4' high.									
50	London plane tree (<i>Platanus × hispanica</i>)	8.1	25.4	60%	Fair	Moderate	-	-	X
Comments: Narrow planter. Leans NE. Asymmetrical canopy.									
51	London plane tree (<i>Platanus × hispanica</i>)	7.9	24.8	50%	Fair	Moderate	-	-	X
Comments: Within a narrow planter. Leans NE. Asymmetrical canopy with small deadwood.									
52	London plane tree (<i>Platanus × hispanica</i>)	9.0	28.3	60%	Fair	Moderate	-	-	X
Comments: Leans slightly east. Extended and heavy limb over adjacent parking space.									
53	London plane tree (<i>Platanus × hispanica</i>)	5.5	17.3	50%	Fair	Moderate	-	-	X
Comments: Narrow form and asymmetrical canopy.									
54	London plane tree (<i>Platanus × hispanica</i>)	6.5	20.4	50%	Fair	Moderate	-	-	X
Comments: Leans east.									



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55	London plane tree (<i>Platanus × hispanica</i>)	6.5	20.4	70%	Good	Moderate	-	-	X
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Comments: Leans east.

56	Japanese flowering cherry (<i>Prunus serrulata</i>)	2.6	8.2	20%	Poor	Low	-	-	X
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Comments: Extensive decay along entire trunk. Asymmetrical canopy. Multiple leaders emerge at 4'.

57	Japanese flowering cherry (<i>Prunus serrulata</i>)	2.8	8.8	20%	Poor	Low	-	-	X
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Comments: Top is dead. Extensive decay long entire trunk. Multiple leaders emerge at 3.5'.

Standard Permit Conditions:

Tree Replacement. Trees removed for the project shall be replaced at ratios required by the City, as stated in below, as amended:

Tree Replacement Ratios

Circumference of Tree to be Removed	Replacement Ratios Based on Type of Tree to be Removed			Minimum Size of Each Replacement Tree ²
	Native ¹	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 up to 38 inches	3:1	2:1	None	15-gallon
Less than 19 inches	1:1	1:1	None	15-gallon
Notes: Trees greater than or equal to 38-inch circumference measured at 54 inches above natural grade shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees. For Multi-Family residential, Commercial and Industrial properties, a permit is required for removal of trees of any size. A 38-inch tree equals 12.1 inches in diameter. Single Family and Two-dwelling properties may replace trees at a ratio of 1:1. 1. tree replacement to tree loss ratio 2. A 24-inch box replacement tree = two 15-gallon replacement trees				
Source: City of San Jose Department of Planning, Building, and Code Enforcement.				

- 47 trees onsite would be removed, 2 trees would be replaced at a 4:1 ratio, 18 trees would be replaced at a 2:1 ratio, and 27 trees would be replaced at a 1:1 ratio. There are zero native trees on-site. The total number and size of replacement trees required to be planted is 71. The species of trees to be planted shall be determined in consultation with the City Arborist and the Department of Planning, Building and Code Enforcement.
- If there is insufficient area on the project site to accommodate the required replacement trees, one or more of the following measures shall be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage. Changes to an approved landscape plan requires the issuance of a Permit Adjustment or Permit Amendment:
 - The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees to be planted on the project site, at the development permit stage.
- Pay Off-Site Tree Replacement Fee(s) to the City, prior to the issuance of building permit(s), in accordance with the City Council approved Fee Resolution in effect at the time of payment. The City will use the off-site tree replacement fee(s) to plant trees at alternative sites.