ARBORIST REPORT

professional consulting arborists and tree care

ARBOR RESOURCES

CHICK-FIL-A SILVER CREEK & CAPITOL 3155 SILVER CREEK RD SAN JOSE, CA

Prepared for:

Hourian Associates, Inc. 107 Avenida Miramar, Suite D San Clemente, CA 92672

Prepared by:

David L. Babby Registered Consulting Arborist® #399 Board-Certified Master Arborist® #WE-4001B

August 16, 2021

David L. Babby, Registered Consulting Arborist®

Low: Applies to #1, 3, 4, 6, 7, 9, 15-20, 26, 31, 35, 37, 43, 49, 56 and 57. These trees have significant health and/or structural issues are expected to worsen regardless of tree care measures employed (i.e. beyond likely recovery). As a general guideline, they are not suitable to incorporate into the future landscape, and removal is the appropriate action regardless of future development. Any which are retained require highly frequent pruning, monitoring and care throughout their remaining lifespans to minimize any safety threat they present to persons and property within striking distance. In the case of the following trees, they should be removed at this immediate time: #15-17 are completely dead, #19 is nearly dead, and #37 has partially uprooted. I also recommend

Of the six ordinance-size trees (#2, 5, 8, 28, 44 and 46), each is assigned a moderate suitability for preservation.

adjoining bike path and street; note this action requires a street tree removal permit issued by

4.0 PROPOSED TREE DISPOSITION

Implementing the proposed design requires removing the following 36 trees: #9-12, 14-16, 21-30, 38-45, 47 and 48-57. Of these, #28 (12.5" London plane) and 44 (19.6" Holly oak) are of ordinance-size; #28 conflicts with grading and construction of the future building and surrounding patio, and #44 conflicts with grading and parking lot improvements at the western section.

I recommend #17, 19, 35 and 37 are also incorporated into the removal list, and further suggest all other trees assigned a low suitability for preservation (see Section 3.0) are considered for inclusion (#35 is a street tree, and all others are not of ordinance-size).

Measures to help mitigate potential impacts for retained trees are presented in the next section of this report.

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17. Prior to site work, stake the limits of grading, for review by the project arborist (can be done in phases versus all at the same time).

18. Pruning shall be highly selective, targeted, and performed under direction of the project arborist. The work shall be conducted in accordance with the most recent ANSI A300 standards, and by a California licensed tree-service contractor (D-49) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by ANSI Safety Operations.

19. Fertilization may benefit a tree's health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels so a proper fertilization program can be established.

5.3 During Demolition, Grading and Construction 20. Follow all instructions and notes presented in Sections 5.1 and 5.2 of this report.

- 21. Any authorized access, digging or trenching within designated-fenced areas shall be by foot-traffic only, manually performed under supervision by the project arborist, and without the use of heavy equipment or tractors.
- 22. Take great care during the demolition of hardscape (e.g. sidewalks, parking lot, curbs, gutters, etc.) and other equipment/features to avoid damaging a tree's trunk, canopy, soil and roots within a TPZ, including ground underlying existing features.
- 23. The removal of existing shrubs and groundcover within a TPZ shall be manually performed, and care taken during the process to avoid damaging trunks and digging into roots.
- 24. Digging needed to construct an approved feature within 10 feet from a TPZ of ordinance-size trees must first involve manually digging a 1-foot wide trench along the cut edge, including for overexcavation, down to the require subgrade depth or 2 feet down, whichever is deeper. Exposed roots shall be cleanly severed and their surfaces kept continually moist, perhaps by draping burlap over the cut face and applying water daily or twice daily.

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1.0 INTRODUCTION

Chick-Fil-A is planning to construct a new restaurant and within a retail shopping center at 3155 Silver Creek Rd, San Jose, which is bordered by Silver Creek Rd to the northeast, E Capitol Expwy to the southeast, Lexann Ave to the northwest, and Towers Ln to the southwest. The project is titled Silver Creek & Capitol, and consists of constructing the restaurant within the parking lot in front of 3155 Silver Creek Rd (Target) and adjacent to 3197 Silver Creek Rd (Chevron), demolishing the 3095 Silver Creek Rd building, and improving the surrounding parking lot and landscaping. As part of the planning submittal, the project's landscape architect, Hourian Associates, has retained me to prepare this Arborist Report, and specific tasks assigned to execute are as follows:

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- Visit the site on 8/12/21 to identify and photograph 57 trees located within the two
- limit of work areas identified on the map in Exhibit B. Determine each tree's trunk diameter at 54 inches above grade, and round to the
- nearest tenth-of-an-inch. Identify which trees are defined as ordinance-size¹ pursuant to Section 13.32.020(L)
- of the San Jose Municipal Code. Also identify any street trees. • Evaluate each tree's health, structure and form, and assign an overall condition
- percentage (100%=best, 0%=worst) and description (e.g. good, fair, poor or dead). Rate each tree's suitability for preservation (e.g. high, moderate or low).
- Document observed health, structural and adjacent hardscape issues. Review Sheet L1.0, dated 6/18/21, to ascertain the proposed tree disposition (L1.0 is
- the Preliminary Landscape Plan prepared by Hourian Associates). Utilize the tree numbers established on L1.0, continue the sequential pattern for trees
- within the western scope of work area, and plot onto the site map in Exhibit B (base map is a section of the ALTA survey prepared by PBLA Surveying, dated 4/3/19). Nail round metal tags with corresponding engraved numbers onto the trees.
- Provide design guidelines and protection measures to help avoid or mitigate potential impacts to retained trees.
- Prepare this report presenting the above information, and submit via email as a PDF

Pursuant to City Code Section 13.32.020(L), an ordinance-size tree has a single trunk with a diameter of ≥12.1" (i.e. a circumference of ≥38"), or in the case of multiple trunks, their combined diameters totaling ≥12.1". Measurements are considered at 54" above ground. CFA Silver Creek & Capitol; 3155 Silver Creek Road, San Jose

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5.0 TREE PROTECTION MEASURES

Recommendations presented within this section should be carefully followed and incorporated into project plans, and serve as design guidelines and protection measures to help mitigate or avoid impacts to trees being retained. They are subject to revision upon reviewing project plans, and I (hereinafter "project arborist") should be consulted in the event any cannot be feasibly implemented. Please note that all referenced distances from trunks are intended to be from their outermost perimeter near soil grade.

5.1 Design Guidelines

- 1. The Tree Protection Zone (TPZ) for retained trees should be regarded as the entire section of ground from a trunk up to, or beyond, a radius of 7 to 10 times its diameter (e.g. a tree with a diameter of 18 inches would have a TPZ of 10.5 to 15 feet from its trunk in all directions). A TPZ is intended to restrict or highly limit the following activities within the specified distances: overexcavation, subexcavation, trenching, compaction, mass and finish-grading, soil scraping, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, altering existing water/drainage flows, stockpiling and dumping of materials, and equipment and vehicle operation. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-bycase basis by the project arborist to possibly determine sufficient mitigation.
- 2. On all site-related plans, show each tree's surveyed trunk location and assigned number, and add a note instructing contractors to comply with recommendations presented in this report. Also on a tree disposition plan (or equivalent), reflect the proposed removal of all trees by placing an "X" across their trunks.
- 3. On the demolition plan (or equivalent), specify that underground portions of existing and unused lines, pipes, drains, manholes, etc. within a TPZ shall be abandoned and cut off at existing soil grade (rather than being dug up and causing root damage).

4. Where within 10 feet from an ordinance-size tree's TPZ, limit the amount of overexcavation, trenching, grading, fill, etc. (i.e. all ground disturbance) by 6 inches in the directions of the trees' trunks from future backs of curbs.

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25. Great care must be taken by equipment operators, including shoring, crane operations and concrete pumping, to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported immediately to the project arborist.

26. Avoid using tree trunks as winch supports for moving or lifting heavy loads, or for tying rope, cables, chains or other items around.

27. Avoid damaging or cutting roots with diameters of ≥2 inches without prior assessment by the project arborist. Should roots of this size be encountered, cover by a few layers of burlap within one-hour of exposure and keep continually moist until the root is covered by soil. If they are approved for cutting, cleanly severe at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, bury the cut end with soil or cover with a plastic sandwich bag (and secure using a rubber band, removing just before backfilling). Roots encountered with diameters <2 inches and requiring removal can be cleanly severed at right angles to the direction of root growth.

28. Spoils created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, spoils can be temporarily piled on plywood or a tarp.

29. Digging holes for fence posts or bollards within a TPZ should be manually performed using a post-hole digger or shovel, and in the event a root ≥2 inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.

30. Dust accumulating on trunks and canopies during dry weather periods may need to be periodically washed away if directed by the project arborist (e.g. every 3 to 4 months).

31. Where beneath canopies, avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) anywhere on site that allows drainage within or near TPZs; do not wash any equipment; and avoid applying herbicides (if applied, they should be labeled for safe use near trees).

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David L. Babby, Registered Consulting Arborist® August 16, 2021

2.0 TREE COUNT AND COMPOSITION

Fifty-seven (57) trees of seven various types were inventoried for this report. They are sequentially numbered as 1 thru 57, and Table 1 below identifies their common names, numbers, counts and overall percentages.

Table 1 - Tree Count and Composition

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
American sweetgum	1, 3, 4, 6, 7, 9-12, 41	9	16%
Evergreen pear	40	1	2%
Holly oak	2, 5, 8, 44, 46	5	9%
Japanese flowering cherry	13, 15-20, 38-40, 42, 43, 45, 47, 48, 56, 57	17	30%
London plane tree	21-23, 26-28, 31-33, 35, 36, 50-55	17	30%
Purple-leaf cherry plum	14, 24, 25, 29, 30, 34, 37	7	12%
Strawberry tree	49	1	2%
	Total	57	100%

Specific information regarding each tree is presented within the Tree Inventory Table in Exhibit A. The trees' numbers and approximate trunk locations can be viewed on the site map in Exhibit B, and photographs are presented in Exhibit C.

As illustrated in the table above, London planes and Japanese flowering cherries account for the most frequently encountered trees at 30% each (60% combined). All inventoried trees are considered ornamental and not native to this region.

Six (6) trees are defined as ordinance-size pursuant to the San Jose Municipal Code; they include #2, 5, 8, 28, 44 and 46. Of these, #28 is a London plane and the other five are

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- 5. Lateral excavation inside existing back of curbs should be avoided where within TPZs, including for overexcavation to form and pour future hardscape, subexcavation, trenching, soil compaction, etc. (particularly for #8 and 46). This impact can be avoided by designing all future curbs, gutters, etc. 1 to 2 feet beyond existing curbs (i.e. away from the trees).
- 6. Route all underground utilities beyond TPZs. Where this is not feasible, consider the following alternative trenching or installation methods (listed in order of least to most impactful): directionally bore by at least 3.5 feet below grade (and establish access pits beyond TPZs), tunnel using a pneumatic air device (e.g. an AirSpade®), or manually dig with a shovel (i.e. no jackhammer); these assume pipe bursting, ar optimal method, does not apply to this project. For any boring, establish access pits and above-ground infrastructure (e.g. splice boxes, meters and vaults) beyond TPZs.
- 7. Erosion control measures, such as silt fencing or straw rolls, must be kept off tree trunks and should be placed outside TPZs; however, if not feasible, then require a maximum vertical soil cut of 2 inches for their embedment.
- 8. Any new irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring, controllers and meters) should avoid any trenching within a TPZ. Where this is not feasible, route them in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). The routes and overall layout should be reviewed by the project arborist prior to any trenching or excavation occurring. Irrigation inside TPZs should consist of Netafim soaker hoses, or equivalent, laid on grade and covered by mulch. Additionally, header lines connecting the hoses should terminate beyond a TPZ.
- 9. Adhere to the following additional landscape guidelines:
- Avoid tilling, ripping and compaction within TPZs. b. Establish any bender board or other edging material within TPZs to be on top of
- existing soil grade (such as by using vertical stakes). c. Utilize a 2- to 3-inch layer of coarse wood chips or other high-quality mulch for new ground cover beneath canopies (avoid using gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover). Do not pile mulch against

trunk, rather taper the depth to 1/2- or 1/4-inch at the trunk. CFA Silver Creek & Capitol; 3155 Silver Creek Road, San Jose

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6.0 ASSUMPTIONS AND LIMITING CONDITIONS

- Information presented herein covers only inventoried trees, and reflects their size, condition, and areas viewed from the ground, project site, streets and sidewalks on 8/12/21.
- Observations were performed visually without probing, coring, dissecting or excavating. • The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed that the desired results may be achieved.

I assume no responsibility for the means and methods used by any person or company

- I cannot guarantee or be responsible for the accuracy of information provided by others.
- The information provided herein represents my opinion. Accordingly, my fee is in no way
- contingent upon the reporting of a specified finding, conclusion or value.
- Numbers shown on the site map in Exhibit B are solely intended to represent a tree's general
- location and shall not be construed as surveyed points. This report is proprietary to me and may not be copied or reproduced in whole or part without
- prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby. • If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

David L. Babby Registered Consulting Arborist® #399 Board-Certified Master Arborist® #WE-4001B CA Licensed Tree Service Contractor #796763 (C61/D49)





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- The trees' general locations, by assigned numbers, are summarized as follows: ■ #1 thru 37 are located within and immediately adjacent to the limit of work area for
- constructing the future restaurant. #38 thru 57 are within the limit of work area for parking lot improvements west of
- the restaurant. #35 and 36 are situated within the public right-of-way and defined as street trees.

3.0 SUITABILITY FOR PRESERVATION

Each tree has been assigned either a "high," "moderate" or "low" suitability for preservation rating as a means to cumulatively measure its existing health, structural integrity, anticipated life span, remaining life expectancy, prognosis, location, size, particular species, tolerance to construction impacts, growing space, frequency of care needed, and safety to property and persons within striking distance. Descriptions of these ratings are presented below, and the high category comprises no trees (0%), the moderate category 37 (65%), and the low category 20 (35%).

These trees appear relatively healthy and structurally stable; have no apparent, significant health issues or structural defects; present a reasonably good potential for contributing long-term to the site; and seemingly require only periodic or regular care and monitoring to maintain their longevity and structural integrity. They are typically the most suitable for retaining and incorporating into the future landscape.

<u>Moderate</u>: Applies to #2, 5, 8, 10-14, 21-25, 27-30, 32-34, 36, 38-42, 44-48 and 50-55. These trees contribute to the site, but at levels less than those assigned a high suitability; might have health and/or structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care is typically required for their remaining lifespan. They may be worth retaining if provided proper care, but not seemingly at significant

expense or major design revisions. CFA Silver Creek & Capitol; 3155 Silver Creek Road, San Jose

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- 10. Design any new walkway proposed within a TPZ to be entirely above existing soil grade (i.e. a no-dig design) to avoid severe root loss, including for base material, gravel, edging and forms. Additionally, avoid direct compaction of soil (foot-tamping levels are acceptable), and fill used to bevel the walkway to natural grade should be confined to 12 inches from the walk. Tensar® BX Geogrid can be utilized to help achieve these limited excavation and compaction requirements.
- 11. Establish the future staging area and route(s) of access beyond unpaved areas beneath
- 12. Do not specify applying herbicides within a TPZ; where used on site, they should be

labeled for safe use near trees. Also, do not prescribe any liming 50 feet from a tree.

- 5.2 Before Demolition, Grading and Construction 13. Continue supplying water to the root zones of all trees being retained, and ensure there is no interruption with the irrigation cycle. The methodology, frequency and amounts can be reviewed with the project arborist, and may require a dramatic increase in frequency and/or volume to help offset root loss to occur during site work (possible methodologies includes flooding the ground inside a berm, soaker hoses, or deep-root injection). Note that any dewatering of the site will likely require a more intensive watering program than otherwise needed.
- 14. For #8 and 46, to help mitigate future root loss, apply supplemental water each week across all ground beneath their canopies to achieve moist soil 12 to 18 inches deep (per
- application); a rainfall event can supplement an application. 15. Prior to demolition and site work, install tree protection fencing to enclose entire sections of TPZs, whether for ordinance-size trees or all. This should consist of 5- to

6-foot tall chain link mounted on 1.5- to 2-inch diameter steel posts spaced by ≤10 ft.

apart, driven into the ground, and kept in place and upright throughout construction.

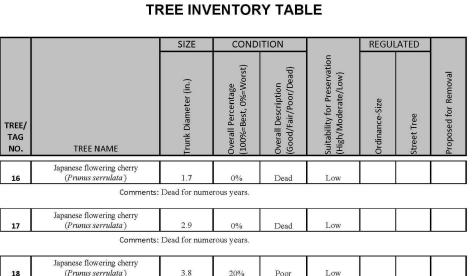
16. Spread, and replenish as needed throughout construction, a 3- to 4-inch layer of coarse wood chips (1/4- to 3/4-inch in size) over unpaved soil beneath canopies. Do not pile against trunks, and consider obtaining from a tree service company (review the

type and source with the project arborist beforehand). CFA Silver Creek & Capitol; 3155 Silver Creek Road, San Jose

ARBOR RESOURCES TREE INVENTORY TABLE Comments: One-sided canopy suppressed beneath #2's and contains deadwood. Extremely poor form. Buried root collar. 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); appears to be a lightning protection measure. Comments: Dieback at top, and deadwood along canopy's bottom. Slight easterly lean. Canopy's Comments: Thin canopy with branches encroaching on adjacent security light. Trunk bifurcates at 3.5' high with wide spacing.

ARBOR RESOURCES

Site: 3155 Silver Creek Road, San Jose



planter in parking lot. Slight easterly lean. Elevated canopy.

SCOPE OF WORK AREA (typ.)

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. Site: 3155 Silver Creek Road, San Jose Prepared for: Hourian Associates, Inc. Prepared by: David L. Babby, RCA #399

CHICK-FIL-A

3155 SILVER CREEK ROAD

SAN JOSE, CA

Site: 3155 Silver Creek Road, San Jos Prepared for: Hourian Associates, Inc. Prepared by: David L. Babby, RCA #399 August 16, 2021 ARBOR RESOURCES

Comments: Large decaying basal wound. Very sparse canopy. Limbs emerge at 4.5'. Buried root comments: Appears to be the Columbia variety (as with all others at this site). Within a rectangular Comments: Within a rectangular planter in parking lot. Slight easterly lean. Elevated canopy

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Project North

Comments: Leans slightly SE. Elevated canopy and a leggy crown. Buried root collar. Within a rectangular planter in parking lot. Comments: Limbs emerge at 2' high. Buried root collar Comments: Within a rectangular planter in parking lot. Leans east. Asymmetrical, sparse canopy. Site: 3155 Silver Creek Road, San Jose Prepared for: Hourian Associates, Inc. Prepared by: David L. Babby, RCA #399

ARBOR RESOURCES

TREE INVENTORY TABLE

Comments: Suppressed beneath #36's canopy. Asymmetrical form. Limb emerges along trunk

Comments: Along edge of #36's canopy. Limb emerges along trunk at 4.5' high. Trunk leans east

TREE INVENTORY TABLE

Comments: Limb emerges along trunk at 18" high. Tall vertical form. Double-staked.

Height reduced in past. Buried root collar.

Comments: Within a rectangular planter in parking lot. Elevated, very thin, and a one-sided canopy.

Comments: Within a rectangular planter in parking lot. Leans east. Thin canopy with dead,

then sweeps upward. History of limb failure and has an asymmetrical canopy.

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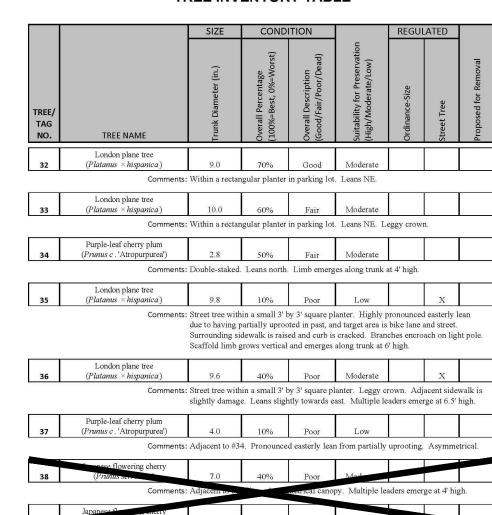
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August 16, 2021

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Site: 3155 Silver Creek Road, San Jose Prepared for: Hourian Associates, Inc. Prepared by: David L. Babby, RCA #399

TREE INVENTORY TABLE

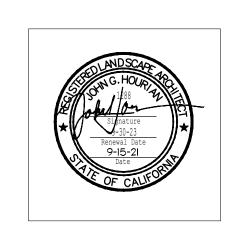




Atlanta, Georgia

30349-2998





REVISION SCHEDULE

NO. DATE DESCRIPTION

CONSULTANT PROJECT # PRINTED FOR **DRAWN BY** Information contained on this drawing and in all digital files any manner without express written or verbal consent from

> SHEET NUMBER 11A/L1.3 **SHEET 13 OF 14**

ARBORIST REPORT

		SI	ZE	COND	ITION		REGUI	_ATED	
TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Trunk Circumference (in.)	Overall Percentage (100%=Best, 0%=Worst)	Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Ordinance-Size	Street Tree	Proposed for Removal
1	American sweetgum (Liquidambar styraciflua)	2.7	8.5	20%	Poor	Low	-	-	X
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	-	-
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 (Liquidambar styraciflua)	3.8	11.9	30%	Poor	Low	-	-	X
	Comments:	Large decayi	ng basal wou	nd. Adjacent	to #2's canopy	. Branch dieba	ck at top.		
4	American sweetgum (Liquidambar styraciflua)	3.4	10.7	40%	Poor	Low	-	-	X
	Comments:	Dieback at to section is spa	•	ood along can	opy's bottom.	Slight easterly	lean. Car	nopy's east	
5	Holly oak (<i>Quercus ilex</i>)	13.8	43.3	50%	Fair	Moderate	X	-	-
	Comments:	Thin canopy with wide spa		s encroaching	on adjacent se	ecurity light. Ti	runk bifurc	cates at 3.5	5' high
6	American sweetgum (Liquidambar styraciflua)	1.6	5.0	20%	Poor	Low	-	-	X
	Comments:	Pronounced 6	easterly lean.	Beneath #35's	s canopy. Lar	ge wound along	g trunk. Bi	uried root	collar.
7	American sweetgum (Liquidambar styraciflua)	1.8	5.7	20%	Poor	Low	-	-	X

Comments: Beneath #8's canopy. Pronounced lean. High, suppressed canopy. Buried root collar.

TREE/ TAG NO. TREE NAME Holly oak (Quercus ilex) 17.7 55.6 70% Good Moderate X Comments: Multiple leaders emerge at 6' high. American sweetgum (Liquidambar styraciflua) 3.4 10.7 20% Poor Low Comments: Suppressed beneath #36's canopy. Asymmetrical form. Limb emerges along trunk at 4.5' high. American sweetgum (Liquidambar styraciflua) 3.9 12.2 40% Poor Moderate Comments: Along edge of #36's canopy. Limb emerges along trunk at 4.5' high. Trunk leans east then swupward. History of limb failure and has an asymmetrical canopy.
8 (Quercus ilex) 17.7 55.6 70% Good Moderate X - Comments: Multiple leaders emerge at 6' high. American sweetgum (Liquidambar styraciflua) 3.4 10.7 20% Poor Low Comments: Suppressed beneath #36's canopy. Asymmetrical form. Limb emerges along trunk at 4.5' high Buried root collar. American sweetgum (Liquidambar styraciflua) 3.9 12.2 40% Poor Moderate Comments: Along edge of #36's canopy. Limb emerges along trunk at 4.5' high. Trunk leans east then sweetges along trunk at 4.5' high. Trunk leans east then sweetges along trunk at 4.5' high. Trunk leans east then sweetges along trunk at 4.5' high. Trunk leans east then sweetges along trunk at 4.5' high. Trunk leans east then sweetges along trunk at 4.5' high. Trunk leans east then sweetges along trunk at 4.5' high.
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10 (Liquidambar styraciflua) 3.9 12.2 40% Poor Moderate Comments: Along edge of #36's canopy. Limb emerges along trunk at 4.5' high. Trunk leans east then sw
American sweetgum 11 (Liquidambar styraciflua) 6.0 18.8 60% Fair Moderate
Comments: Some twig dieback along top.
American sweetgum 12 (Liquidambar styraciflua) 6.3 19.8 60% Fair Moderate
Comments: Some twig dieback along top.
Japanese flowering cherry (Prunus serrulata) 8.5 26.7 60% Fair Moderate
Comments: Pronounced buttress root surfaces towards the north. Multiple leaders emerge at 4'.
Purple-leaf cherry plum (Prunus c . 'Atropurpurea') 4.2 13.2 60% Fair Moderate
Comments Dealth stated Limb arrange along though at 21 high
Comments: Double-staked. Limb emerges along trunk at 2' high.

Comments: Dead for numerous years.

		SI	ZE	COND	ITION		REGUL	.ATED	
TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Trunk Circumference (in.)	Overall Percentage (100%=Best, 0%=Worst)	Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Ordinance-Size	Street Tree	Proposed for Removal
16	Japanese flowering cherry (Prunus serrulata)	1.7	5.3	0%	Dead	Low	-	-	X
Comments: Dead for numerous years.									
17	Japanese flowering cherry (Prunus serrulata)	2.9	9.1	0%	Dead	Low	-	-	X
Comments: Dead for numerous years.									
18	Japanese flowering cherry (Prunus serrulata)	3.8	11.9	20%	Poor	Low	-	-	X
Comments: Extensive decay along trunk. Multiple leaders emerge at 4' high.									
19	Japanese flowering cherry (Prunus serrulata)	2.9	9.1	0%	Dead	Low	-	-	X
	Comments:	Nearly dead,	and its full de	emise is immir	nent.				
20	Japanese flowering cherry (Prunus serrulata)	3.8	11.9	20%	Poor	Low	-	-	X
	Comments:	Large decayi	ng basal wour	nd. Very spar	se canopy. Li	imbs emerge at	4.5'. Burie	ed root coll	lar.
21	London plane tree (<i>Platanus × hispanica</i>)	7.0	22.0	50%	Fair	Moderate	-	-	X
	Comments:		e the Columbi Slight easterly			at this site). W	ithin a rec	tangular pl	anter in
22	London plane tree (Platanus × hispanica)	8.1	25.4	50%	Fair	Moderate	-	-	X
	Comments:	Within a rect	angular plante	er in parking l	ot. Slight eas	terly lean. Elev	ated canop	y.	
23	London plane tree (<i>Platanus</i> × <i>hispanica</i>)	10.6	33.3	60%	Fair	Moderate	-	-	X

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.

		SI	ZE	COND	ITION		REGUI	ATED	
TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Trunk Circumference (in.)	Overall Percentage (100%=Best, 0%=Worst)	Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Ordinance-Size	Street Tree	Proposed for Removal
24	Purple-leaf cherry plum (<i>Prunus c</i> . 'Atropurpurea')	3.2	10.0	60%	Fair	Moderate	_	-	X
Comments: Leans north. Double-staked. Limbs emerge at 2.5' high.									
25	Purple-leaf cherry plum ($Prunus\ c$. 'Atropurpurea')	3.6	11.3	70%	Good	Moderate	-	-	X
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
Comments: Within a rectangular planter in parking lot. Elevated, very thin, and a one-sided canopy. Height reduced in past. Buried root collar.									leight
27	London plane tree (<i>Platanus × hispanica</i>)	7.9	24.8	40%	Poor	Moderate	-	-	X
	Comments:	Within a rect are suspended		er in parking l	ot. Leans east	. Thin canopy	with dead,	broken br	ranches
28	London plane tree (<i>Platanus × hispanica</i>)	12.5	39.3	50%	Fair	Moderate	X	-	X
	Comments:	Leans slightly planter in par		d canopy and	a leggy crown	n. Buried root o	collar. Wi	thin a recta	angular
29	Purple-leaf cherry plum ($Prunus\ c$. 'Atropurpurea')	3.7	11.6	70%	Good	Moderate	-	-	X
	Comments:	Single-staked	l. Limbs eme	rge at 2' high.	Buried root	collar.			
30	Purple-leaf cherry plum ($Prunus\ c$. 'Atropurpurea')	3.8	11.9	60%	Fair	Moderate	-	-	X
	Comments:	Limbs emerg	e at 2' high. I	Buried root co	llar.				
31	London plane tree (Platanus × hispanica)	6.8	21.4	30%	Poor	Low	-	-	X

Comments: Within a rectangular planter in parking lot. Leans east. Asymmetrical, sparse canopy.

		SI	ZE	COND	ITION		REGUI	ATED	
TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Trunk Circumference (in.)	Overall Percentage (100%=Best, 0%=Worst)	Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Ordinance-Size	Street Tree	Proposed for Removal
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</i> × <i>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 ($Prunus\ c$. 'Atropurpurea')	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:	partially upro	ooted in past, a racked. Branc	and target area	is bike lane a	ly pronounced and street. Surr Scaffold limb	ounding si	dewalk is	raised
36	London plane tree (<i>Platanus × hispanica</i>)	9.6	30.1	40%	Poor	Moderate	-	X	X
	Comments:					gy crown. Adja ers emerge at 6.5		alk is sligl	ntly
37	Purple-leaf cherry plum ($Prunus\ c$. 'Atropurpurea')	4.0	12.6	10%	Poor	Low	-	-	X
	Comments:	Adjacent to #	² 34. Pronound	ced easterly le	an from partia	ally uprooting.	Asymmetr	rical.	
38	Japanese flowering cherry (Prunus serrulata)	7.0	22.0	40%	Poor	Moderate	-	-	X
	Comments:	Adjacent to b	ouilding. Asy	mmetrical can	opy. Multiple	e leaders emerg	e at 4' high	1.	
39	Japanese flowering cherry (Prunus serrulata)	7.2	22.6	60%	Fair	Moderate	-	-	X

Comments: Adjacent to building. Multiple leaders emerge at 4' high.

		SI	ZE	COND	ITION		REGUI	ATED	
TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Trunk Circumference (in.)	Overall Percentage (100%=Best, 0%=Worst)	Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Ordinance-Size	Street Tree	Proposed for Removal
40	Japanese flowering cherry (Prunus serrulata)	10.1	31.7	60%	Fair	Moderate	_	_	X
Comments: Adjacent to building. Multiple leaders emerge at 4' high.									
41	Evergreen pear (Pyrus kawakamii)	6.7	21.0	40%	Poor	Moderate	-	-	X
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 (Prunus serrulata)	6.4	20.1	50%	Fair	Moderate	-	-	-
	Comments:	Scaffold limb	emerges alor	ng trunk at 4.5	5' high.				
43	Japanese flowering cherry (Prunus serrulata)	3.5	11.0	30%	Poor	Low	-	-	X
	Comments:	Highly elevar being remove	-	netrical canop	y. Numerous	large wounds a	along trunk	c from pric	or limbs
44	Holly oak (<i>Quercus ilex</i>)	19.6	61.5	50%	Fair	Moderate	X	-	-
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 (Prunus serrulata)	4.8	15.1	40%	Poor	Moderate	_		X
	Comments:	Sparse canop	y. Multiple le	eaders emerge	at 4' high.				
	Holly oak								

Comments: Leans north. Dense, elevated canopy with a flush of watersprouts comprising foliage at canopy's bottom. Multiple leaders emerge at 6' high.

Fair

Moderate

60%

Site: 3155 Silver Creek Road, San Jose Prepared for: Hourian Associates, Inc. Prepared by: David L. Babby, RCA #399

(Quercus ilex)

46

45.2

14.4

		SI	ZE	COND	ITION		REGUL	.ATED	
TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Trunk Circumference (in.)	Overall Percentage (100%=Best, 0%=Worst)	Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Ordinance-Size	Street Tree	Proposed for Removal
47	Japanese flowering cherry (Prunus serrulata)	5.8	18.2	40%	Poor	Moderate	-	-	-
	Comments:	Decaying wo	und along tru	nk. Sparse ca	nopy. Multip	le leaders emerş	ge at 3.5' h	igh.	
48	Japanese flowering cherry (Prunus serrulata)	7.8	24.5	50%	Fair	Moderate	-	-	<u>-</u>
Comments: Multiple leaders emerge at 4' high.									
49	Strawberry tree (Arbutus unedo)	2.2	6.9	30%	Poor	Low	-	1	X
				anopy with de altiple leaders		ggy crown. Bur nigh.	ried root co	ollar. Has	an old,
50	London plane tree (<i>Platanus</i> × <i>hispanica</i>)	8.1	25.4	60%	Fair	Moderate	-	-	X
	Comments:	Narrow plant	er. Leans NE	. Asymmetric	cal canopy.				
51	London plane tree (<i>Platanus × hispanica</i>)	7.9	24.8	50%	Fair	Moderate	-	-	X
	Comments:	Within a narr	ow planter. L	eans NE. As	ymmetrical ca	nopy with smal	ll deadwoo	od.	
52	London plane tree (<i>Platanus × hispanica</i>)	9.0	28.3	60%	Fair	Moderate	-	-	X
	Comments:	Leans slightly	east. Extend	ded and heavy	limb over ad	jacent parking s	pace.		
53	London plane tree (Platanus × hispanica)	5.5	17.3	50%	Fair	Moderate	-	-	X
	Comments:	Narrow form	and asymmet	rical canopy.					
54	London plane tree (<i>Platanus × hispanica</i>)	6.5	20.4	50%	Fair	Moderate	-	-	X

Comments: Leans east.

		SI	ZE	COND	ITION		REGUI	_ATED	
TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Trunk Circumference (in.)	Overall Percentage (100%=Best, 0%=Worst)	Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Ordinance-Size	Street Tree	Proposed for Removal
55	London plane tree (Platanus × hispanica)	6.5	20.4	70%	Good	Moderate	-	-	X
	Comments:	Leans east.							
56	Japanese flowering cherry (Prunus serrulata)	2.6	8.2	20%	Poor	Low	-	-	X
	Comments:	Extensive de	cay along enti	re trunk. Asyı	mmetrical can	opy. Multiple le	eaders eme	erge at 4'.	
57	Japanese flowering cherry (Prunus serrulata)	2.8	8.8	20%	Poor	Low	_	-	X

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 Rati	os Based on Type Removed	of Tree to be	Minimum Size of Each Replacement
	Native ¹	Non-Native	Orchard	Tree ²
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.

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.

^{1.} tree replacement to tree loss ratio

^{2.} A 24-inch box replacement tree = two 15-gallon replacement trees