El Paseo & 1777 Saratoga Avenue

Tree Report

Prepared for:
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HORT SCIENCE
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

Tree Report

El Paseo & 1777 Saratoga Avenue
San Jose CA

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Introduction and Overview

The El Paseo Property Owner LLC is preparing to redevelop the subject parcels, located in San Jose, CA. Current site use consists of retail and office buildings, parking, and associated landscape features. The El Paseo Property Owner LLC requested that HortScience | Bartlett Consulting, divisions of The F.A. Bartlett Tree Expert Company, prepare a **Tree Report** for the site. This preliminary report provides the following information:

1. An assessment of trees currently growing on the site.
2. Evaluation of the impacts to trees associated with constructing the proposed project.
3. Recommendations for tree removal and replacement.
4. Estimate of mitigation requirements.

Assessment Methods

Trees were assessed in March 2020. Trees were evaluated through a visual assessment from the ground and consisted of the following steps:

1. Tagging each tree with an identifying number and record its location on a map.
2. Identifying the tree as to species.
3. Measuring the trunk diameter at 54" above grade.
4. Determining if the tree requires a permit for removal in the City of San Jose (ordinance size tree).
5. Evaluating the health and structural condition using a scale of 0 – 5 where 0 = dead, 1 = poor and 5 = excellent.
6. Noting any significant structural characteristics including decay, poor crown form, dieback, and a history of failure.
7. Rating the suitability for preservation as “high”, “moderate” or “low”. Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.
8. Recording the tree’s location on a map.

Some trees could not be directly accessed. Trees #123 – 130, 132 – 135, and 137 – 140 were located behind the fence on the south side of the site. Because trees could not be directly accessed, tags were attached to the fence (Photo 1). Chinese pistache #155 – 158 were located off-site and were not tagged. Information was recorded and the tree location recorded on a map.

Photo 1. Trees along the south property line were behind a fence. The tree tag was attached to the fence rather than the trunk.

Each tree is described in the attached ***Tree Assessment Form*** and its approximate location plotted in the ***Tree Inventory Plan*** located in the **Attachments**.

Description of Trees

One hundred sixty-one (161) trees were assessed, representing 18 species (Table 1). Most trees had been planted as part of the site's landscape development and appeared to be 25 years old or younger. Species present were typical of landscape plants used in the San Jose area. Coast live oak and western sycamore are native to the San Jose area but it is unlikely that any trees of these species were indigenous to the site.

Table 1. Species present and tree condition. El Paseo & 1777 Saratoga Avenue. San Jose CA.

Common name	Scientific name	Condition				No. of Trees	
		Poor (1,2)	Fair (3)	Good (4)	Excell. (5)	Ordinance Size	Total
Atlas cedar	*Cedrus atlantica*	1	--	--	--	1	1
Camphor	*Cinnamomum camphora*	8	18	4	2	3	32
Evergreen ash	*Fraxinus uhdei*	1	4	1	--	4	6
Hollywood juniper	*Juniperus chinensis* 'Torulosa'	--	1	--	--	1	1
Crape myrtle	*Lagerstroemia* cv.	--	12	4	--	--	16
Brisbane box	*Lophostemon confertus*	--	1	--	--	--	1
Southern magnolia	*Magnolia grandiflora*	--	--	1	--	1	1
Oleander	*Nerium oleander*	--	1	--	--	--	1
Olive	*Olea europaea*	--	--	1	--	--	1
Date palm	*Phoenix dactylifera*	1	--	9	--	10	10
Canary Island pine	*Pinus canariensis*	--	--	1	--	1	1
Chinese pistache	*Pistacia chinensis*	--	1	3	--	--	4
W. sycamore	*Platanus racemosa*	--	2	--	--	2	2
Yew pine	*Podocarpus macrophyllus*	--	1	--	--	--	1
Purpleleaf plum	*Prunus cerasifera* 'Atropurpurea'	--	3	--	--	3	3
Callery pear	*Pyrus calleryana* cv.	10	44	6	1	6	61
Coast live oak	*Quercus agrifolia*	--	12	5	--	15	17
Calif. pepper	*Schinus molle*	1	1	--	--	1	2
Total, all trees assessed		**22**	**101**	**35**	**3**	**48**	**161**

Callery pear was the most frequently occurring species with 61 trees (Photo 2, following page). Pears were confined to the large parking area where they were located in small planting spaces. Trees were young and semi-mature in development. Several trees appeared to have been planted within the last year or two. Trunk diameters ranged from 2 to 15 in. Approximately 80% of pears were 9 in. or less in diameter. Condition of pears was generally fair (44 trees). Ten trees were in poor condition while six were good. Tree #2 was in excellent condition. The primary factor influencing tree condition was overall tree structure, particularly the presence of multiple stems arising at one point on the trunk. In some cases, tree roots had displaced adjacent pavement.

Photo 2. Most Callery pear trees were installed in 4 ft. by 4 ft. cutouts in the central parking area. **Left**. The typical pear had multiple stems that arose at one point on the trunk. **Above:** roots from some pears had severely displaced nearby pavement.

Thirty-two (32) camphor trees were also located in the large parking lots, usually at the end of travel lanes (Photo 3). The size of the planter varied. Turf and ground cover plants were commonly present. Camphors were young and semi-mature in development. Trunk diameters ranged from 2 to 15 in. Approximately 70% of camphors were 9 in or less in diameter.

Photo 3. Typical camphor trees. Note variability in size and form.

Tree condition was variable with 18 of 32 trees in fair condition. Most trees lacked vigor. Eight trees were poor while four were in good condition. Camphors #51 and 73 were in excellent condition. Both were recently planted. Factors influencing condition included overall form and structure, history of over-thinning, and thin canopies of foliage.

Seventeen (17) coast live oaks were evaluated (Photo 4). Trees #122, 123, 126, 133, 134, 135, 137, 138, and 139 were located at the south end of the site. Most were behind the existing chain-link fence. Trees were variable in size. Coast live oaks #122 and 139 were large mature trees (30 and 24 in., respectively) located on flat ground. Other oaks were semi-mature in development, located on the hillside behind the fence. Tree condition was either good (#138, 139) or fair (7 trees).

Photo 4. Coast live oak trees**. Left:** tree #139 was 24 in. and in good condition, located on the south side of the site. **Above:** trees #142 – 147 were between the existing parking lot and the Lawrence Expressway.

Trees #142 – 147 and 149 were located at the north end of the site (Photo 4). Trees #142 – 147 for a long row at the edge of the existing parking lot and parallel to the Lawrence Expressway. Trees were mature in development with trunk diameter between 18 and 24 in. On the east, tree crowns had been lifted to provide clearance for parking. On the west, crown size had been controlled in order to provide clearance to nearby overhead electrical lines. Tree condition was either good (5 trees) or fair (2). Coast live oak #149 was 11 in., located at the very north end of the site. Condition was fair.

Sixteen (16) crape myrtles were located in a planting strip along Quito Road (Photo 5). Trees were 2 to 4 in. in diameter and semi-mature in development. Tree condition was generally fair (12 trees) while four trees were in good condition. All crape myrtles lacked vigor which was most likely due to stress during recent periods of drought.

Photo 5. Typical crape myrtle tree. Trees of this species lacked vigor, likely due to drought stress.

Ten date palms were present. Trees #88 – 95 for a long row in the center of the large parking area (Photo 6). These palms were in good condition with approximately 25 ft. of clear trunk. Palms #30 and 120 were near existing retail stores. Tree #30 was in poor condition due to the presence of a large trunk wound. Palm #120 was in good condition.

Photo 6. Looking north at palms #88 – 95.

No other species was represented by more than six trees. Included in this group were:

- Atlas cedar #121 was a large (36 in.) mature tree located in the southwest corner of the site near Quito Road. Tree condition was very poor and little foliage was present.

- Brisbane box #97 was a newly planted tree installed in the large parking area. Tree structure was good but health was fair due to dead leaves.

- Calif. pepper #124 was 10 in. and in poor condition. Located on the hillside on the south end of the site, it had been suppressed in development by adjacent trees. Pepper #151 was a huge tree in the parking area on the north side of the site (Photo 7). Trunk diameter was 72 in. and condition was fair.

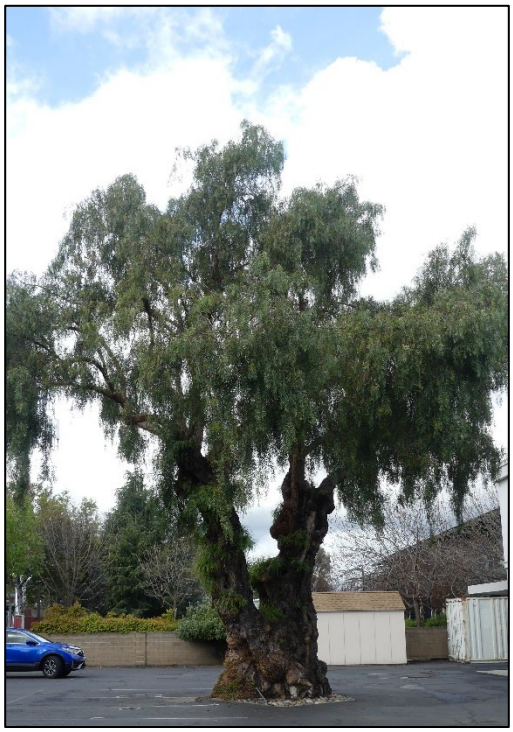


Photo 7. Looking north at Calif. pepper #151.

- Canary Island pine #148 was 15 in. and in good condition, located along Lawrence Expressway.

- Chinese pistache #155 – 158 were located off-site to the north, behind an existing wall. Trees were semi-mature in development. Condition was good for #155, 156 and 157 but fair for #158.

- Five evergreen ash trees were located behind the chain link fence on the south side of the site. Tree #125 was a large (32 in.) mature tree in fair condition. Trees #128, 129, 130 and 132 were semi-mature in development and in fair condition. Evergreen ash #150 was located on the north property line. Its three stems originated as stump sprouts.

- Hollywood juniper #154 was a large shrub located near one of the existing buildings on the north side of the site. Condition was fair.

- Oleander #152 was 9 in. in diameter and in fair condition. It had been repeatedly topped.

- Olive #127 was 11 in. and in good condition, located behind the fence on the south side of the site.

- Purpleleaf plums #159, 160 and 161 were located off-site to the northeast. All three plums were mature in development and in fair condition.

- Southern magnolia #153 was semi-mature in development, 13 in. in diameter, and in good condition.

- Western sycamores #131 and 136 were located in front of the fence on the south side of the site. Both trees were 15 in in diameter and in fair condition.

- Yew pine #141 was 4 in. and in fair condition.

The City of San Jose defines Ordinance Sized Tree " *any live or dead woody perennial plant…having a main stem or trunk 38 inches or more in circumference (12 inches diameter) at a height measured 54 inches above natural grade slope"* (SJMC 13.32.20.I. Updated February 2018). Forty-eight (48) trees met this criterion. Ordinance Sized Trees are identified on the ***Tree Assessment Form.***

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

Suitability for Preservation

Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, coast live oak, crape myrtle, and date palm are tolerant of construction impacts while Bradford pear and camphor are sensitive.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (www.cal-ipc.org) lists species identified as having being invasive. San Jose is part of the Central West Floristic Province. Calif. pepper, purpleleaf plum, and olive are listed as being invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2).

Table 2. Tree suitability for preservation. El Paseo & 1777 Saratoga Avenue. . San Jose CA.

High	Trees with good health and structural stability that have the potential for longevity at the site. Camphor #51, 73; and Callery pear #2 were rated as having good suitability for preservation.
Moderate	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. Fifty-seven (57) trees were rated as having moderate suitability for preservation including: 15 coast live oak; 14 crape myrtle; 9 date palm; and 6 Callery pear.
Low	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. One hundred and one (101) trees were rated as having poor suitability for preservation including: 54 Callery pear; 26 camphor; and 5 evergreen ash.

We consider trees with high suitability for preservation to be the best candidates for preservation. We do not normally recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Evaluation of Impacts and Recommendations for Action

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. Potential impacts from the proposed project were assessed using the Master Site Plan provided by the El Paseo Property Owner LLC. The plan was conceptual and depicted the conversion of the subject parcels to mixed use including residential, education and retail.

The properties will be re-developed from property line to property line. Impacts to trees from the proposed project will be severe. First, demolition of existing buildings and infrastructure may damage trees. Second, grading, excavation, and other construction activities injure trees, through both direct mechanical injury and indirectly by altering drainage. Finally, existing trees may be located in areas planned for new structures.

Based on my review of the plans, I recommend preservation of 26 trees (18 ordinance size) and removal of 135 (30 ordinance size) (Table 3, following pages). A number of trees located along the south property line are recommended for preservation. This recommendation assumes that the edge of demolition and construction will be the existing curb.

Included among trees recommended for removal were coast live oaks #142 – 147 and Canary Island pine #148, all of which are located along the Lawrence Expressway on the north parcel. These trees are noted as “remove?” because their retention would require design adjustments. A final decision about retention of these trees should be made after more detailed site, grading and utility plans have been prepared.

Given the conceptual nature of the site plan, recommendations for action must be considered preliminary.

Table 3. Proposed action. El Paseo & 1777 Saratoga Avenue. San Jose CA.

Tree No.	Common name	Trunk Diameter (in.)	Ordinance Size?	Condition 1=poor 5=excell.	Proposed Action	Notes
1	Callery pear	15	Yes	3	Remove	Within development area
2	Callery pear	5	No	5	Remove	Within development area
3	Callery pear	6	No	4	Remove	Within development area
4	Callery pear	15	Yes	3	Remove	Within development area
5	Crape myrtle	4	No	3	Remove	Within development area
6	Crape myrtle	3	No	3	Remove	Within development area
7	Crape myrtle	3	No	3	Remove	Within development area
8	Crape myrtle	3	No	3	Remove	Within development area
9	Crape myrtle	2	No	3	Remove	Within development area
10	Crape myrtle	3	No	3	Remove	Within development area
11	Camphor	15	Yes	4	Remove	Within development area
12	Crape myrtle	3	No	3	Remove	Within development area
13	Crape myrtle	3	No	4	Remove	Within development area
14	Crape myrtle	4	No	4	Remove	Within development area
15	Crape myrtle	3	No	3	Remove	Within development area
16	Crape myrtle	3	No	3	Remove	Within development area
17	Crape myrtle	2	No	3	Remove	Within development area
18	Crape myrtle	4	No	3	Remove	Within development area
19	Crape myrtle	4	No	4	Remove	Within development area
20	Crape myrtle	3	No	4	Remove	Within development area
21	Crape myrtle	3	No	3	Remove	Within development area
22	Camphor	6	No	2	Remove	Within development area
23	Camphor	7	No	3	Remove	Within development area
24	Callery pear	4	No	3	Remove	Within development area
25	Callery pear	4	No	2	Remove	Within development area
26	Callery pear	8	No	3	Remove	Within development area

Table 3, continued. Proposed action. El Paseo & 1777 Saratoga Avenue. San Jose CA.

Tree No.	Common name	Trunk Diameter (in.)	Ordinance Size?	Condition 1=poor 5=excell.	Proposed Action	Notes
27	Callery pear	7	No	3	Remove	Within development area
28	Camphor	4	No	3	Remove	Within development area
29	Camphor	7	No	3	Remove	Within development area
30	Date palm	32	Yes	2	Remove	Within development area
31	Camphor	14	Yes	3	Remove	Within development area
32	Camphor	6	No	2	Remove	Within development area
33	Callery pear	6	No	3	Remove	Within development area
34	Callery pear	4	No	3	Remove	Within development area
35	Callery pear	8	No	2	Remove	Within development area
36	Callery pear	5	No	3	Remove	Within development area
37	Callery pear	11	No	2	Remove	Within development area
38	Callery pear	3	No	4	Remove	Within development area
39	Camphor	4	No	3	Remove	Within development area
40	Camphor	8	No	2	Remove	Within development area
41	Camphor	10	No	3	Remove	Within development area
42	Callery pear	6	No	3	Remove	Within development area
43	Callery pear	4	No	3	Remove	Within development area
44	Callery pear	8	No	2	Remove	Within development area
45	Callery pear	11	No	3	Remove	Within development area
46	Callery pear	6	No	3	Remove	Within development area
47	Callery pear	6	No	3	Remove	Within development area
48	Callery pear	7	No	3	Remove	Within development area
49	Camphor	11	No	3	Remove	Within development area
50	Camphor	7	No	3	Remove	Within development area
51	Camphor	2	No	5	Remove	Within development area
52	Camphor	8	No	3	Remove	Within development area

Table 3, continued. Proposed action. El Paseo & 1777 Saratoga Avenue. San Jose CA.

Tree No.	Common name	Trunk Diameter (in.)	Ordinance Size?	Condition 1=poor 5=excell.	Proposed Action	Notes
53	Callery pear	8	No	3	Remove	Within development area
54	Callery pear	6	No	3	Remove	Within development area
55	Callery pear	6	No	3	Remove	Within development area
56	Callery pear	6	No	4	Remove	Within development area
57	Callery pear	11	No	3	Remove	Within development area
58	Callery pear	7	No	3	Remove	Within development area
59	Callery pear	12	Yes	2	Remove	Within development area
60	Camphor	9	No	3	Remove	Within development area
61	Camphor	7	No	2	Remove	Within development area
62	Camphor	9	No	3	Remove	Within development area
63	Callery pear	9	No	3	Remove	Within development area
64	Callery pear	9	No	3	Remove	Within development area
65	Callery pear	10	No	3	Remove	Within development area
66	Callery pear	2	No	4	Remove	Within development area
67	Callery pear	6	No	3	Remove	Within development area
68	Callery pear	6	No	3	Remove	Within development area
69	Callery pear	12	Yes	2	Remove	Within development area
70	Camphor	8	No	2	Remove	Within development area
71	Camphor	6	No	3	Remove	Within development area
72	Camphor	9	No	3	Remove	Within development area
73	Camphor	2	No	5	Remove	Within development area
74	Callery pear	15	Yes	2	Remove	Within development area
75	Callery pear	6	No	3	Remove	Within development area
76	Callery pear	7	No	3	Remove	Within development area
77	Callery pear	5	No	3	Remove	Within development area
78	Callery pear	7	No	3	Remove	Within development area

Table 3, continued. Proposed action. El Paseo & 1777 Saratoga Avenue. San Jose CA.

Tree No.	Common name	Trunk Diameter (in.)	Ordinance Size?	Condition 1=poor 5=excell.	Proposed Action	Notes
79	Callery pear	9	No	3	Remove	Within development area
80	Callery pear	6	No	3	Remove	Within development area
81	Callery pear	4	No	4	Remove	Within development area
82	Callery pear	4	No	4	Remove	Within development area
83	Camphor	10	No	4	Remove	Within development area
84	Camphor	8	No	3	Remove	Within development area
85	Camphor	10	No	4	Remove	Within development area
86	Camphor	12	Yes	4	Remove	Within development area
87	Camphor	10	No	3	Remove	Within development area
88	Date palm	20	Yes	4	Remove	Within development area
89	Date palm	19	Yes	4	Remove	Within development area
90	Date palm	19	Yes	4	Remove	Within development area
91	Date palm	20	Yes	4	Remove	Within development area
92	Date palm	19	Yes	4	Remove	Within development area
93	Date palm	17	Yes	4	Remove	Within development area
94	Date palm	17	Yes	4	Remove	Within development area
95	Date palm	18	Yes	4	Remove	Within development area
96	Camphor	8	No	3	Remove	Within development area
97	Brisbane box	1	No	3	Remove	Within development area
98	Camphor	10	No	3	Remove	Within development area
99	Callery pear	10	No	3	Remove	Within development area
100	Callery pear	8	No	2	Remove	Within development area
101	Callery pear	7	No	3	Remove	Within development area
102	Callery pear	9	No	3	Remove	Within development area
103	Callery pear	8	No	3	Remove	Within development area
104	Callery pear	9	No	3	Remove	Within development area

Table 3, continued. Proposed action. El Paseo & 1777 Saratoga Avenue. San Jose CA.

Tree No.	Common name	Trunk Diameter (in.)	Ordinance Size?	Condition 1=poor 5=excell.	Proposed Action	Notes
105	Callery pear	7	No	3	Remove	Within development area
106	Callery pear	8	No	3	Remove	Within development area
107	Callery pear	9	No	3	Remove	Within development area
108	Camphor	10	No	2	Remove	Within development area
109	Camphor	7	No	2	Remove	Within development area
110	Camphor	7	No	3	Remove	Within development area
111	Camphor	4	No	2	Remove	Within development area
112	Callery pear	6	No	2	Remove	Within development area
113	Callery pear	8	No	3	Remove	Within development area
114	Callery pear	9	No	3	Remove	Within development area
115	Callery pear	8	No	3	Remove	Within development area
116	Callery pear	6	No	3	Remove	Within development area
117	Callery pear	9	No	3	Remove	Within development area
118	Callery pear	11	No	3	Remove	Within development area
119	Callery pear	12	Yes	2	Remove	Within development area
120	Date palm	18	Yes	4	Remove	Within development area
121	Atlas cedar	36	Yes	1	Remove	Within development area
122	Coast live oak	30	Yes	3	Preserve	Edge of development
123	Coast live oak	12	Yes	3	Preserve	Edge of development
124	Calif. pepper	10	No	2	Preserve	Edge of development
125	Evergreen ash	32	Yes	3	Preserve	Edge of development
126	Coast live oak	6,3	No	3	Preserve	Edge of development
127	Olive	11	No	4	Preserve	Edge of development
128	Evergreen ash	5	No	4	Preserve	Edge of development
129	Evergreen ash	14,10	Yes	3	Preserve	Edge of development
130	Evergreen ash	13,10,9,7	Yes	3	Preserve	Edge of development

Table 3, continued. Proposed action. El Paseo & 1777 Saratoga Avenue. San Jose CA.

Tree No.	Common name	Trunk Diameter (in.)	Ordinance Size?	Condition 1=poor 5=excell.	Proposed Action	Notes
131	W. sycamore	15	Yes	3	Preserve	Edge of development
132	Evergreen ash	12,8	Yes	3	Preserve	Edge of development
133	Coast live oak	14,10	Yes	3	Preserve	Edge of development
134	Coast live oak	13	Yes	3	Preserve	Edge of development
135	Coast live oak	13	Yes	3	Preserve	Edge of development
136	W. sycamore	15	Yes	3	Preserve	Edge of development
137	Coast live oak	15	Yes	3	Preserve	Edge of development
138	Coast live oak	12	Yes	4	Preserve	Edge of development
139	Coast live oak	24	Yes	4	Preserve	Edge of development
140	Coast live oak	18	Yes	3	Preserve	Edge of development
141	Yew pine	4	No	3	Remove	Within development area
142	Coast live oak	24	Yes	3	Remove?	Edge of development
143	Coast live oak	24	Yes	4	Remove?	Edge of development
144	Coast live oak	24	Yes	4	Remove?	Edge of development
145	Coast live oak	24	Yes	3	Remove?	Edge of development
146	Coast live oak	21	Yes	3	Remove?	Edge of development
147	Coast live oak	19	Yes	3	Remove?	Edge of development
148	Canary Island pine	15	Yes	4	Remove?	Edge of development
149	Coast live oak	11	No	3	Remove	Within development area
150	Evergreen ash	4,4,3	No	2	Remove	Within development area
151	Calif. pepper	72	Yes	3	Remove	Within development area
152	Oleander	9	No	3	Remove	Within development area
153	Southern magnolia	13	Yes	4	Remove	Within development area
154	Hollywood juniper	9,7,6,6,5,4,3	Yes	3	Remove	Within development area
155	Chinese pistache	6	No	4	Preserve	Outside development
156	Chinese pistache	9	No	4	Preserve	Outside development

Table 3, continued. Proposed action. El Paseo & 1777 Saratoga Avenue. San Jose CA.

Tree No.	Common name	Trunk Diameter (in.)	Ordinance Size?	Condition 1=poor 5=excell.	Proposed Action	Notes
157	Chinese pistache	10	No	4	Preserve	Outside development
158	Chinese pistache	5	No	3	Preserve	Outside development
159	Purpleleaf plum	10,8,5,5,5	Yes	3	Preserve	Outside development
160	Purpleleaf plum	9,7,6	Yes	3	Preserve	Outside development
161	Purpleleaf plum	12	Yes	3	Preserve	Outside development

Tree Mitigation

The City of San Jose requires mitigation of trees removed on development sites. The species and exact number of trees to be planted on the site will be determined in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement.

All trees that are to be removed shall be replaced at the following ratios:

Diameter of Tree to be Removed	Type of Tree to be Removed		
	Native	Non-Native	Orchard
12 inches or greater	5:1	4:1	3:1
6 to 12 inches	3:1	2:1	none
less than 6 inches	1:1	1:1	none
x:x = tree replacement to tree loss ratio			

Where trees had more than one trunk, the diameters of individual trunks were added together to establish the diameter class for mitigation purposes.

Table 4. Estimated tree mitigation. El Paseo & 1777 Saratoga Avenue. San Jose CA.

Diameter of tree to be removed	Number of Trees to be Removed			Replacement Tree Req'd
	Native	Non-Native	Orchard	15 Gallon
12 inches or greater	6	24	0	126
6 to 12 inches	1	70	0	143
less than 6 inches	0	34	0	34
Total	**7**	**128**	**0**	**303**

Based on my calculations, removal of 128 trees would require mitigation of 303 15-gal. trees (Table 4).

Alternative Mitigation Measures

In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures may be implemented, to the satisfaction of the City's Environmental Principal Planner, at the development permit stage:

- The size of a 15-gallon replacement tree can be increased to 24-inch box and count as two replacement trees.
- An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening

- A donation of $300 per mitigation tree to Our City Forest or San Jose Beautiful for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.

Tree Preservation Guidelines

The following are recommendations for design and construction phases that will assist in successful tree preservation.

Design recommendations

1. Establish the horizontal and vertical elevation of all trees recommended for preservation and located within 25-feet of proposed demolition and construction. Include trunk locations and tag numbers on all plans.

2. Allow the Consulting Arborist to review all future project submittals including grading, utility, drainage, irrigation, and landscape plans.

3. Establish a **TREE PROTECTION ZONE** around trees to be preserved. As a general guideline, the **TREE PROTECTION ZONE** shall be the limit of work.

4. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.

5. Use only herbicides safe for use around trees and labeled for that use, even below pavement.

6. Design irrigation systems so that no trenching will occur within the **TREE PROTECTION ZONE**.

Pre-construction and demolition treatments and recommendations

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.

2. Install protection at the **TREE PROTECTION ZONE** prior to demolition, grubbing, or grading.

3. No entry is permitted into a **TREE PROTECTION ZONE** without permission of the project superintendent.

4. Trees to be preserved may require pruning to clean the crown and to provide clearance. All pruning shall be completed by an ISA Certified Arborist or Tree Worker and adhere to the latest editions of the American National Standards for tree work (Z133 and A300) and International Society of Arboriculture Best Management Practices, Pruning.

Tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.

2. Trees to be preserved must be irrigated on a regular basis.

3. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the consultant may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.

4. Any grading, construction, demolition or other work that is expected to encounter roots of trees to be preserved should be monitored by the Consulting Arborist.

5. If injury occurs to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

6. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the project superintendent.

7. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

8. No materials, equipment, soil, waste or wash-out water may be deposited, stored, or parked within the **TREE PROTECTION ZONE** (fenced area).

9. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel.

10. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

Summary

One hundred and sixty-one (161) trees were assessed at the El Paseo & 1777 Saratoga Avenue's sites. Among the 18 species of trees were 61 Callery pear, 32 camphor, 17 coast live oak, 16 crape myrtle and 10 date palm. The remaining 13 species were represented by six or fewer trees. Overall condition varied from poor to excellent. Most trees (64%) were in fair condition. Among the 161 trees were 48 that met the City of San Jose's criteria as ordinance size.

The proposed project would represent a complete re-development of the site. Based on my assessment of Site Master Plan, 26 trees will be retained and 135 removed. Mitigation for removed trees is 303 15-gal. trees.

HortScience | Bartlett Consulting

James R. Clark, Ph.D.
Certified Arborist WE-0846A

Attachments

Tree Assessment Form

Tree Inventory Plan

Tree Assessment

El Paseo & 1777 Saratoga Avenue
San Jose CA
March 2020

HORT SCIENCE
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

TREE No.	SPECIES	TRUNK DIAMETER (in.)	ORDINANCE SIZE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1	Callery pear	15	Yes	3	Low	4' wide planter; multiple attachments @ 7'; pavement displaced.
2	Callery pear	5	No	5	High	4' wide planter; good young tree.
3	Callery pear	6	No	4	Moderate	4' wide planter; typical form & structure; multiple attachments @ 7'.
4	Callery pear	15	Yes	3	Low	4' wide planter; multiple attachments @ 7'; bowed apart.
5	Crape myrtle	4	No	3	Moderate	Okay form; no vigor.
6	Crape myrtle	3	No	3	Moderate	Okay form; no vigor.
7	Crape myrtle	3	No	3	Moderate	Okay form; no vigor.
8	Crape myrtle	3	No	3	Moderate	Okay form; no vigor; leans N.
9	Crape myrtle	2	No	3	Low	Okay form; no vigor; basal wound.
10	Crape myrtle	3	No	3	Moderate	Okay form; no vigor.
11	Camphor	15	Yes	4	Moderate	Typical form & structure; multiple attachments @ 7'; nice canopy; surface roots.
12	Crape myrtle	3	No	3	Moderate	Okay form; no vigor; basal wound.
13	Crape myrtle	3	No	4	Moderate	Good form; no vigor.
14	Crape myrtle	4	No	4	Moderate	Good form; no vigor.
15	Crape myrtle	3	No	3	Moderate	Okay form; no vigor.
16	Crape myrtle	3	No	3	Moderate	Okay form; no vigor.
17	Crape myrtle	2	No	3	Low	Okay form; no vigor; basal & trunk wounds.
18	Crape myrtle	4	No	3	Moderate	Okay form; no vigor.
19	Crape myrtle	4	No	4	Moderate	Better form; no vigor.
20	Crape myrtle	3	No	4	Moderate	Better form; no vigor.
21	Crape myrtle	3	No	3	Moderate	Okay form; no vigor.
22	Camphor	6	No	2	Low	Parking lot planter; just poor.
23	Camphor	7	No	3	Low	Parking lot planter; canopy lifted; round form.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	ORDINANCE SIZE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
24	Callery pear	4	No	3	Low	4' by 4' planter; thinned; lacks vigor.
25	Callery pear	4	No	2	Low	4' by 4' planter; lost central leader; poor form.
26	Callery pear	8	No	3	Low	4' by 4' planter; multiple attachments @ 6'; bowed apart.
27	Callery pear	7	No	3	Low	4' by 4' planter; multiple attachments @ 6'; bowed apart.
28	Camphor	4	No	3	Low	4' wide planter; lost central leader.
29	Camphor	7	No	3	Low	4' wide planter; rangy form.
30	Date palm	32	Yes	2	Low	24' clear trunk; long trunk wound on SW.
31	Camphor	14	Yes	3	Low	4' wide planter; high crown; rangy form; pavement displaced.
32	Camphor	6	No	2	Low	4' wide planter; poor form & structure.
33	Callery pear	6	No	3	Low	4' by 4' planter; tipped back; rangy form.
34	Callery pear	4	No	3	Low	4' by 4' planter; multiple attachments @ 6'.
35	Callery pear	8	No	2	Low	4' by 4' planter; poor structure.
36	Callery pear	5	No	3	Low	4' by 4' planter; multiple attachments @ 6'.
37	Callery pear	11	No	2	Low	4' by 4' planter; poor structure.
38	Callery pear	3	No	4	Moderate	4' by 4' planter; new tree; lacks vigor.
39	Camphor	4	No	3	Low	4' wide planter; flat-topped; lost central leader.
40	Camphor	8	No	2	Low	8' wide planter; poor structure.
41	Camphor	10	No	3	Low	8' wide planter; rangy form; lost central leader.
42	Callery pear	6	No	3	Low	4' by 4' planter; multiple attachments @ 7'.
43	Callery pear	4	No	3	Low	4' by 4' planter; poor structure.
44	Callery pear	8	No	2	Low	4' by 4' planter; codominant trunk failure @ 5'; decayed.
45	Callery pear	11	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
46	Callery pear	6	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
47	Callery pear	6	No	3	Low	4' by 4' planter; tipped back; trunk wound.
48	Callery pear	7	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	ORDINANCE SIZE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
49	Camphor	11	No	3	Low	4' wide planter; rangy form; lost central leader; high crown; large base.
50	Camphor	7	No	3	Low	4' wide planter; rangy form; lost central leader; high crown.
51	Camphor	2	No	5	High	4' wide planter; good young tree.
52	Camphor	8	No	3	Low	4' wide planter; rangy form; lost central leader; high crown.
53	Callery pear	8	No	3	Low	4' by 4' planter; rangy form; lost central leader; leans S.
54	Callery pear	6	No	3	Low	4' by 4' planter; multiple attachments @ 7'; tipped back.
55	Callery pear	6	No	3	Low	4' by 4' planter; multiple attachments @ 6'.
56	Callery pear	6	No	4	Moderate	4' by 4' planter; multiple attachments @ 6'.
57	Callery pear	11	No	3	Low	4' by 4' planter; multiple attachments @ 7'.
58	Callery pear	7	No	3	Low	4' by 4' planter; multiple attachments @ 7'.
59	Callery pear	12	Yes	2	Low	4' by 4' planter; multiple attachments @ 7'; pavement displaced; bowed apart; leans S.
60	Camphor	9	No	3	Low	8' wide planter; rangy form; thinned out.
61	Camphor	7	No	2	Low	8' wide planter; very rangy form; lost central leader.
62	Camphor	9	No	3	Low	6' wide planter; surface roots; rangy form.
63	Callery pear	9	No	3	Low	4' by 4' planter; multiple attachments @ 7'.
64	Callery pear	9	No	3	Low	4' by 4' planter; multiple attachments @ 7'.
65	Callery pear	10	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
66	Callery pear	2	No	4	Moderate	4' by 4' planter; new tree.
67	Callery pear	6	No	3	Low	4' by 4' planter; multiple attachments @ 7'.
68	Callery pear	6	No	3	Low	4' by 4' planter; multiple attachments @ 7'; slight bow S.
69	Callery pear	12	Yes	2	Low	4' by 4' planter; codominant trunks failure @ 7'; leans S.; pavement displaced.

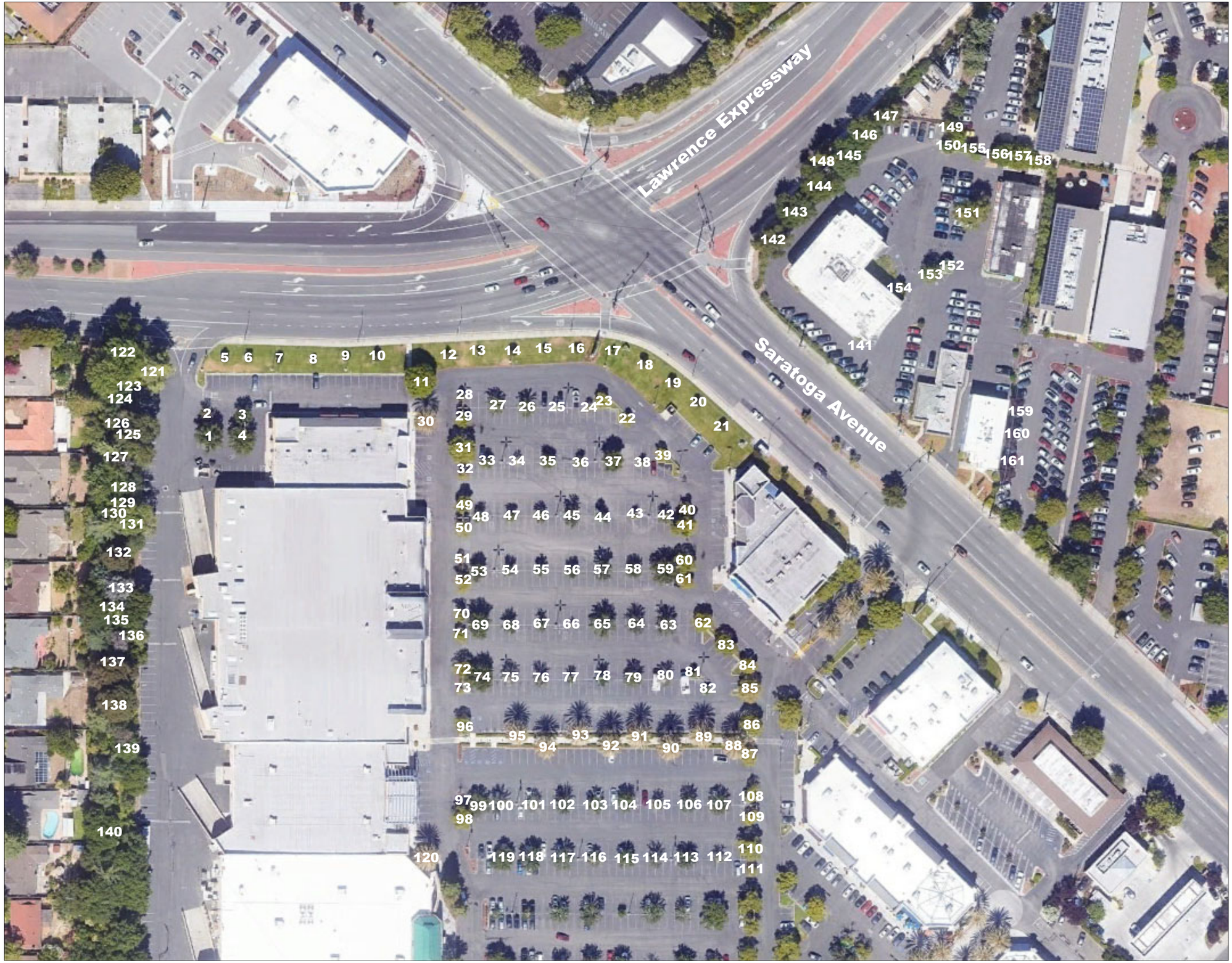
TREE No.	SPECIES	TRUNK DIAMETER (in.)	ORDINANCE SIZE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
70	Camphor	8	No	2	Low	4' wide planter; poor form & structure.
71	Camphor	6	No	3	Low	4' wide planter; rangy form.
72	Camphor	9	No	3	Low	4' wide planter; rangy form; minor twig dieback.
73	Camphor	2	No	5	High	4' wide planter; new tree.
74	Callery pear	15	Yes	2	Low	4' by 4' planter; severe pavement displacement; multiple attachments @ 7'; bowed apart.
75	Callery pear	6	No	3	Low	4' by 4' planter; multiple attachments @ 6'; minor twig dieback.
76	Callery pear	7	No	3	Low	4' by 4' planter; multiple attachments @ 7'; minor twig dieback.
77	Callery pear	5	No	3	Low	4' by 4' planter; multiple attachments @ 6'; lacks vigor.
78	Callery pear	7	No	3	Low	4' by 4' planter; multiple attachments @ 6'.
79	Callery pear	9	No	3	Low	4' by 4' planter; multiple attachments @ 6'; bowed apart.
80	Callery pear	6	No	3	Low	4' by 4' planter; multiple attachments @ 6'; bowed apart.
81	Callery pear	4	No	4	Moderate	New tree; good young tree.
82	Callery pear	4	No	4	Moderate	4' wide planter; new tree.
83	Camphor	10	No	4	Moderate	6' wide planter; wounded surface roots; multiple attachments @ 5'; high round form.
84	Camphor	8	No	3	Low	6' wide planter; rangy form.
85	Camphor	10	No	4	Moderate	6' wide planter; typical form.
86	Camphor	12	Yes	4	Moderate	6' wide planter; typical form.
87	Camphor	10	No	3	Low	4' wide planter; rangy form.
88	Date palm	20	Yes	4	Moderate	5½' wide planter; 25' clear trunk; sinuous trunk.
89	Date palm	19	Yes	4	Moderate	5½' wide planter; 25' clear trunk; crook just below pineapple.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	ORDINANCE SIZE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
90	Date palm	19	Yes	4	Moderate	5½' wide planter; 25' clear trunk; crook just below pineapple.
91	Date palm	20	Yes	4	Moderate	5½' wide planter; 25' clear trunk.
92	Date palm	19	Yes	4	Moderate	5½' wide planter; 25' clear trunk.
93	Date palm	17	Yes	4	Moderate	5½' wide planter; 25' clear trunk; sinuous trunk.
94	Date palm	17	Yes	4	Moderate	5½' wide planter; 25' clear trunk.
95	Date palm	18	Yes	4	Moderate	5½' wide planter; 25' clear trunk.
96	Camphor	8	No	3	Low	4' wide planter; very rangy form.
97	Brisbane box	1	No	3	Moderate	4' wide planter; new tree; foliage burned.
98	Camphor	10	No	3	Low	4' wide planter; very rangy form.
99	Callery pear	10	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
100	Callery pear	8	No	2	Low	4' by 4' planter; multiple attachments @ 6'; scaffold branch failure.
101	Callery pear	7	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
102	Callery pear	9	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
103	Callery pear	8	No	3	Low	4' by 4' planter; multiple attachments @ 6'; bowed apart.
104	Callery pear	9	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
105	Callery pear	7	No	3	Low	4' by 4' planter; multiple attachments @ 6'; tipped back.
106	Callery pear	8	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
107	Callery pear	9	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
108	Camphor	10	No	2	Low	3' wide planter; very rangy form; lacks vigor.
109	Camphor	7	No	2	Low	3' wide planter; very rangy form; tipped back.
110	Camphor	7	No	3	Low	3' wide planter; constricting root @ base; very rangy form.
111	Camphor	4	No	2	Low	3' wide planter; lacks vigor.
112	Callery pear	6	No	2	Low	4' by 4' planter; poor form & structure.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	ORDINANCE SIZE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
113	Callery pear	8	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
114	Callery pear	9	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
115	Callery pear	8	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
116	Callery pear	6	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
117	Callery pear	9	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
118	Callery pear	11	No	3	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart.
119	Callery pear	12	Yes	2	Low	4' by 4' planter; multiple attachments @ 7'; bowed apart; severe pavement displacement.
120	Date palm	18	Yes	4	Moderate	5' by 5' planter; 25' clear trunk; sinuous trunk.
121	Atlas cedar	36	Yes	1	Low	Big tree; largely defoliated & very thin canopy; flat-topped.
122	Coast live oak	30	Yes	3	Moderate	Just behind sidewalk; multiple attachments @ 10'; one-sided to W.; lower trunk wrapped in chain link fence.
123	Coast live oak	12	Yes	3	Low	**Tag on fence**; 4' behind fence; narrow crown; leans W.
124	Calif. pepper	10	No	2	Low	**Tag on fence**; 12' behind fence; suppressed.
125	Evergreen ash	32	Yes	3	Low	**Tag on fence**; 1' behind fence; exposed roots on curb side; codominant trunks @ 16'; separated; high crown.
126	Coast live oak	6,3	No	3	Moderate	**Tag on fence**; 12' behind fence; below canopy; dense canopy.
127	Olive	11	No	4	Moderate	**Tag on fence**; 1' behind fence.
128	Evergreen ash	5	No	4	Moderate	**Tag on fence**; 8' behind fence; good tree.
129	Evergreen ash	14,10	Yes	3	Low	**Tag on fence**; 8' behind fence; codominant trunks @ 2'; upright.
130	Evergreen ash	13,10,9,7	Yes	3	Low	**Tag on fence**; 12' behind fence; multiple attachments @ base.
131	W. sycamore	15	Yes	3	Low	Rangy form; tipped back.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	ORDINANCE SIZE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
132	Evergreen ash	12,8	Yes	3	Low	**Tag on fence**; 5' behind fence; codominant trunks @ 1'.
133	Coast live oak	14,10	Yes	3	Moderate	**Tag on fence**; 3' behind fence; codominant trunks @ 4' with included bark; nice canopy.
134	Coast live oak	13	Yes	3	Moderate	**Tag on fence**; 15' behind fence; crowded; narrow form.
135	Coast live oak	13	Yes	3	Moderate	**Tag on fence**; 12' behind fence; one-sided to N.
136	W. sycamore	15	Yes	3	Low	Rangy form; tipped back.
137	Coast live oak	15	Yes	3	Moderate	**Tag on fence**; 3' behind fence; lost central leader.
138	Coast live oak	12	Yes	4	Moderate	**Tag on fence**; 15' behind fence; rangy form.
139	Coast live oak	24	Yes	4	Moderate	Codominant trunks @ 6'; upright; needs cable to keep.
140	Coast live oak	18	Yes	3	Low	**Tag on fence**; 3' behind fence; multiple attachments @ 12' with included bark.
141	Yew pine	4	No	3	Low	At bldg. foundation; cloud pruned.
142	Coast live oak	24	Yes	3	Moderate	Edge of pavement; rangy form; crown raised.
143	Coast live oak	24	Yes	4	Moderate	Edge of pavement; multiple attachments @ 6'; starting to bow out.
144	Coast live oak	24	Yes	4	Moderate	Edge of pavement; rangy form.
145	Coast live oak	24	Yes	3	Moderate	Edge of pavement; no basal flare; codominant trunks @ 7' & above; horizontal branches.
146	Coast live oak	21	Yes	3	Moderate	Edge of pavement; multiple attachments @ 6' with included bark; no basal flare.
147	Coast live oak	19	Yes	3	Moderate	Edge of pavement; multiple attachments @ 6'; one-sided to N.
148	Canary Island pine	15	Yes	4	Moderate	Along Lawrence Expressway; just behind curb; typical form & structure.
149	Coast live oak	11	No	3	Moderate	No basal flare; okay form; lacks vigor.
150	Evergreen ash	4,4,3	No	2	Low	Base of fence; stump sprouts.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	ORDINANCE SIZE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
151	Calif. pepper	72	Yes	3	Low	Parking lot; codominant trunks @ 6'; num. wounds @ base & along trunks; tipped back; previously reduced.
152	Oleander	9	No	3	Low	Big shrub; topped several times.
153	Southern magnolia	13	Yes	4	Moderate	Parking lot; good tree.
154	Hollywood juniper	9,7,6,6,5,4,3	Yes	3	Moderate	Multiple attachments @ base; crown reduced.
155	Chinese pistache	6	No	4	Moderate	Off-site; **no tag**; typical form & structure.
156	Chinese pistache	9	No	4	Moderate	Off-site; **no tag**; typical form & structure; lost central leader
157	Chinese pistache	10	No	4	Moderate	Off-site; **no tag**; typical form & structure; multiple attachments @ 8'.
158	Chinese pistache	5	No	3	Low	Off-site; **no tag**; multiple attachments @ 6'; lost central leader.
159	Purpleleaf plum	10,8,5,5,5	Yes	3	Low	Off-site; 2' wide planter; multiple attachments @ 2' with included bark.
160	Purpleleaf plum	9,7,6	Yes	3	Low	Off-site; 2' wide planter; multiple attachments @ 2' with included bark.
161	Purpleleaf plum	12	Yes	3	Low	Off-site; 2' wide planter; multiple attachments @ 5' with included bark.



Tree Assessment Map

El Paseo &
1777 Saratoga Avenue
San Jose, CA

Prepared for:
El Paseo Property Owner LLC
Palo Alto, CA

March 2020

No Scale

Notes

- Base map provided by: Google Maps
- Numbered tree locations are approximate.

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