



LIVE OAK ASSOCIATES, INC.

an Ecological Consulting Firm

**5863 RUE FERRARI DRIVE
TECHNICAL BIOLOGICAL REPORT
SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA**

Prepared by

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1 INTRODUCTION

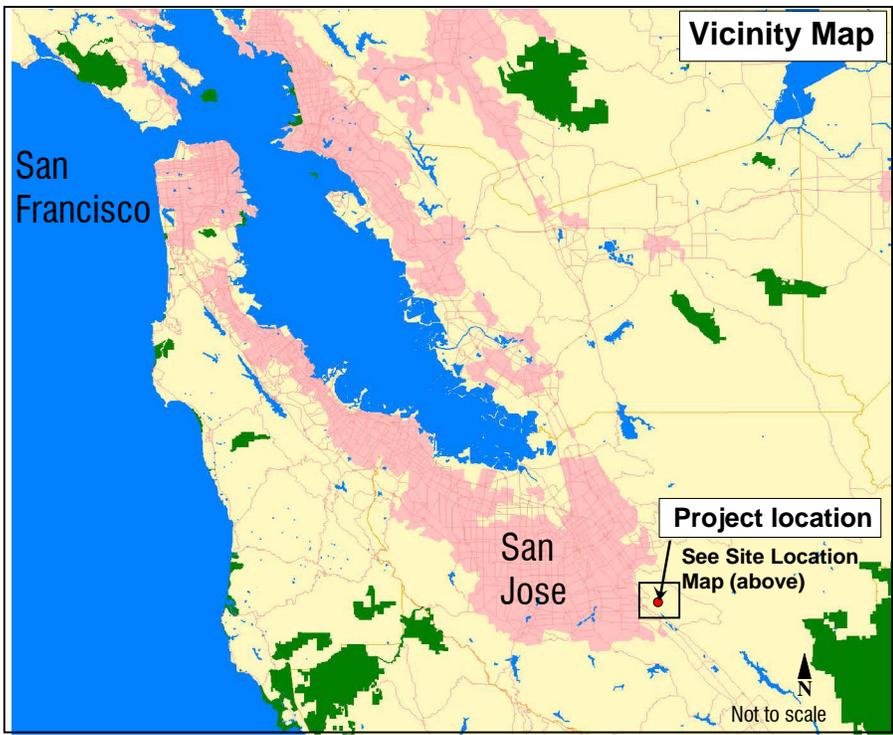
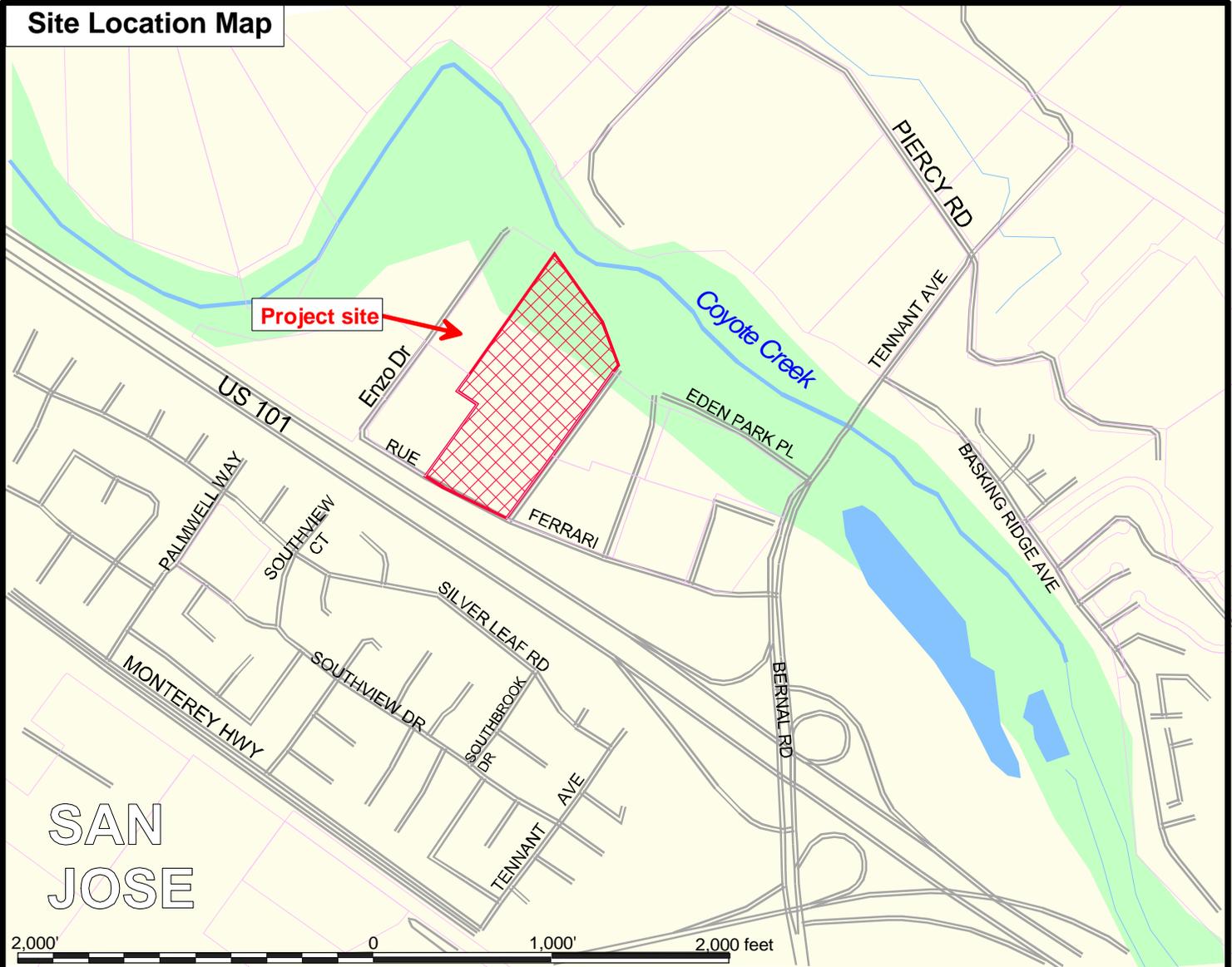
Live Oak Associates, Inc. (LOA) has completed a technical biological evaluation report that describes the biological resources of an approximately 17.4-acre property (hereafter referred to as the “project site” or “site”) and evaluates possible impacts to these resources resulting from proposed redevelopment of the property (“project”). The site is located at 5863 Rue Ferrari Drive, on APN 678-05-057, in the City of San Jose, Santa Clara County, California (Figure 1). The site can be found on the San Jose East and Santa Teresa Hills U.S.G.S. 7.5’ quadrangles in Section 8, Township 8 South, Range 2 East.

In general, the development of parcels can damage or modify biotic habitats used by sensitive plant and wildlife species. In such cases, site development may be regulated by state or federal agencies, subject to provisions of the California Environmental Quality Act (CEQA), and/or covered by local policies and ordinances. Therefore, this report addresses: 1) sensitive biotic resources potentially occurring on the project site; 2) the federal, state, and local laws regulating such resources, 3) possible significant impacts to these resources that could result from the project; and 4) mitigation measures that would reduce these impacts to a less-than-significant level as defined by CEQA.

The analysis of impacts, as discussed in Section 3.0 of this report, was based on the known and potential biotic resources of the project site discussed in Section 2.0. Sources of information used in the preparation of this analysis included: 1) the *California Natural Diversity Data Base* (CDFW 2021); 2) the *Online Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2021); 3) manuals and references related to plants and animals of the Santa Clara Valley region; 4) the City of San Jose policies and ordinances; and 5) the Santa Clara Valley Habitat Plan (SCVHP; 2012).

A field survey of the project site was conducted on July 14, 2021 by LOA ecologist Katrina Krakow.

Site Location Map



 Live Oak Associates, Inc.		
5863 Rue Ferrari B.E. Site / Vicinity Map		
Date	Project #	Figure #
7/12/2021	2591-01	1

1.1 PROJECT DESCRIPTION

The project, as proposed, would develop the site into a 288,575 square-foot warehouse with a 14,200 square foot office and associated parking lot.

2 EXISTING CONDITIONS

At the time of LOA's field survey, the site was developed with developed land to the south and west of the project site with the land to the north supporting some development and some more natural area; Coyote Creek is to the east of the project site. The site has a relatively flat topography with elevations averaging 210 feet (approximately 64 meters) National Geodetic Vertical Datum (NGVD).

Annual precipitation in the general vicinity of the project site is about 15-20 inches, almost 85% of which falls between the months of October and March. Virtually all precipitation falls in the form of rain.

Two soil map units occur onsite: Urban land-Still complex, 0 to 2 percent slopes (nonhydryc, deep, well drained soils with moderately slow permeability) and Urban land-Elpaloalto complex, 0 to 2 percent slopes (predominantly nonhydryc, very deep, well drained soils with moderately slow permeability). These map units do not include alkaline or serpentine soils; therefore, the site is not expected to support rare plant populations that are restricted to serpentine and alkaline soil types. Urban land soils are soils that are derived from disturbed and human-transported soils.

2.1 BIOTIC HABITATS

One land cover type (Figure 2) is present on the project site: Developed (Urban-Suburban), identified and named for consistency with the land cover types defined by the Santa Clara Valley Habitat Plan (SCVHP). This land cover type is described in greater detail below.

2.1.1 Developed (Urban-Suburban)

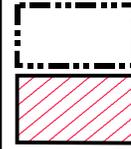
The entire site is developed with two large buildings with associated parking lot and landscaping. One building is two stories and the other building is single-story. Plants onsite include the bear's britches (*Acanthus mollis*), agapanthus (*Agapanthus* sp.), kangaroo paw (*Anigozanthos* sp.), English ivy (*Hedera helix*), daylily (*Hemerocallis* sp.), honeysuckle (*Lonicera* sp.), bird of paradise (*Strelitzia* sp.), catoneaster (*Cotoneaster* sp.), oleander (*Nerium oleander*), Indian hawthorn (*Rhaphiolepis indica*), rose (*Rosa* sp.), sage (*Salvia* sp.), rosemary (*Salvia rosmarinus*), California buckeye (*Aesculus californica*), ash (*Fraxinus* sp.), crepe myrtle (*Lagerstroemia* sp.), pine (*Pinus*

sp.), cherry (*Prunus* sp.), plum (*Prunus* sp.), pear (*Pyrus* sp.), coast live oak (*Quercus agrifolia*), sycamore (*Platanus* sp.), coast redwood (*Sequoia sempervirens*), fan palm (*Washingtonia* sp.), lawn, and other landscaped trees, shrubs, and plants.

Avian species observed within or flying over the grasslands of the site during the July 2021 survey included the turkey vulture (*Cathartes aura*), California scrub jay (*Aphelocoma californica*), black phoebe (*Sayornis nigricans*), bush tit (*Psaltriparus minimus*), California towhee (*Melospiza crissalis*). Other wildlife observed on the site included whiptail lizard (*Aspidoscelis tigris*) and eastern gray squirrel (*Sciurus carolinensis*).

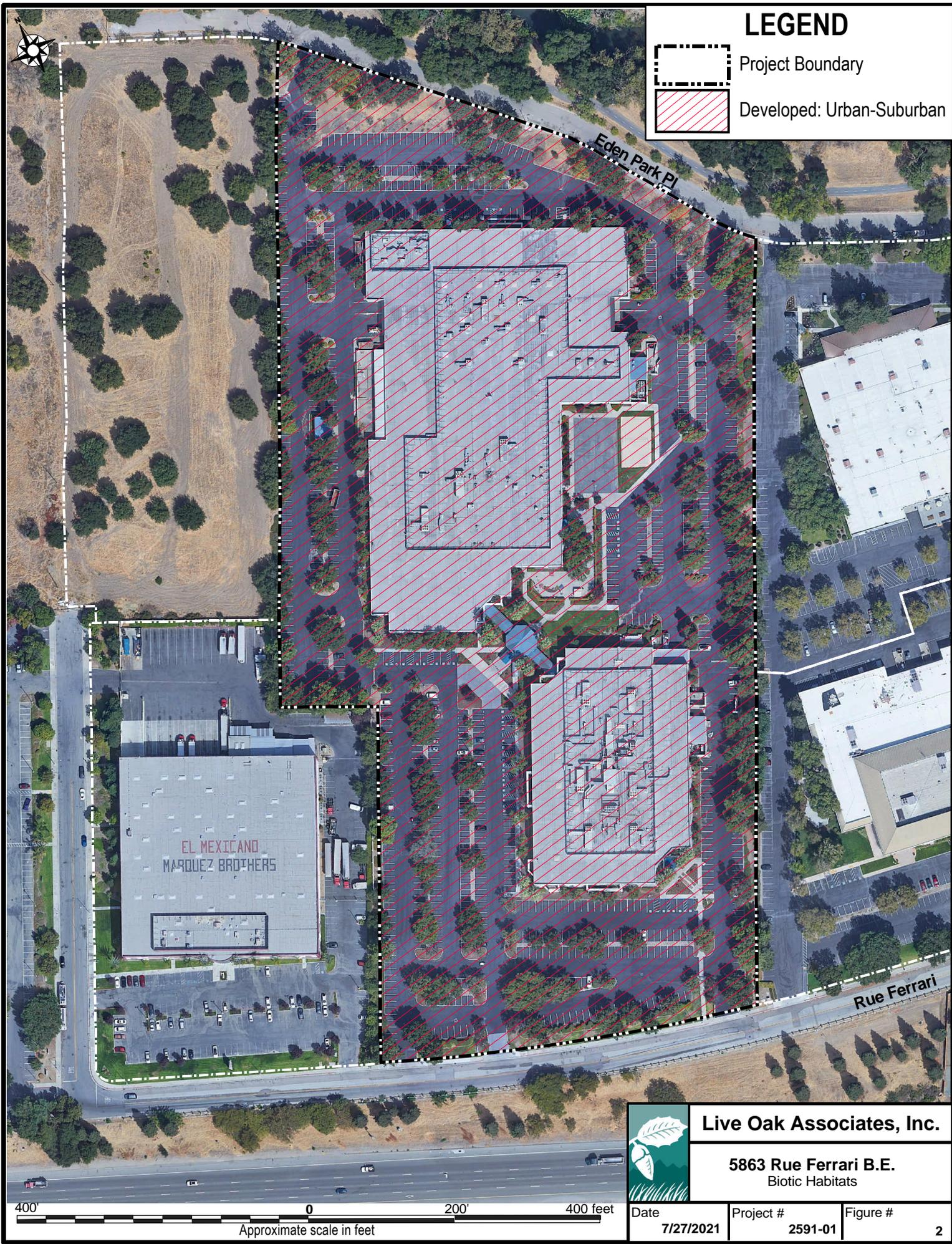


LEGEND



Project Boundary

Developed: Urban-Suburban



Live Oak Associates, Inc.

5863 Rue Ferrari B.E.
Biotic Habitats

Date
7/27/2021

Project #
2591-01

Figure #

2.2 MOVEMENT CORRIDORS

Habitat corridors are vital to terrestrial animals for connectivity between core habitat areas (i.e., larger intact habitat areas where species make their living). Connections between two or more core habitat areas help ensure that genetic diversity is maintained, thereby diminishing the probability of inbreeding depression and geographic extinctions.

Movement corridors in California are typically associated with valleys, rivers and creeks supporting riparian vegetation, and ridgelines. With increasing encroachment of humans on wildlife habitats, it has become important to establish and maintain linkages, or movement corridors, for animals to be able to access locations containing different biotic resources that are essential to maintaining their life cycles.

Although the adjacent Coyote Creek may support local wildlife movement, the project site itself represents an infill site that is mostly surrounded by development and does not fall within any regional corridor defined by the SCVHP. Movements on and across the site are expected to consist of normal movements associated with an individual animal's home range or territory, or animals dispersing from their natal range.

2.3 SPECIAL STATUS PLANTS AND ANIMALS

Several species of plants and animals within the state of California have low populations, limited distributions, or both. Such species may be considered "rare" and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. As described more fully in Section 3.2, state and federal laws have provided the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting the diversity of plant and animal species native to the state. A sizable number of native plants and animals have been formally designated as threatened or endangered under state and federal endangered species legislation, others have been designated as "candidates" for such listing, and others have been designated as "species of special concern" by the CDFW. The California Native Plant Society (CNPS) has developed its own lists of native plants considered rare, threatened, or endangered (CNPS 2001). Collectively, all of these plants and animals are referred to as "special status species."

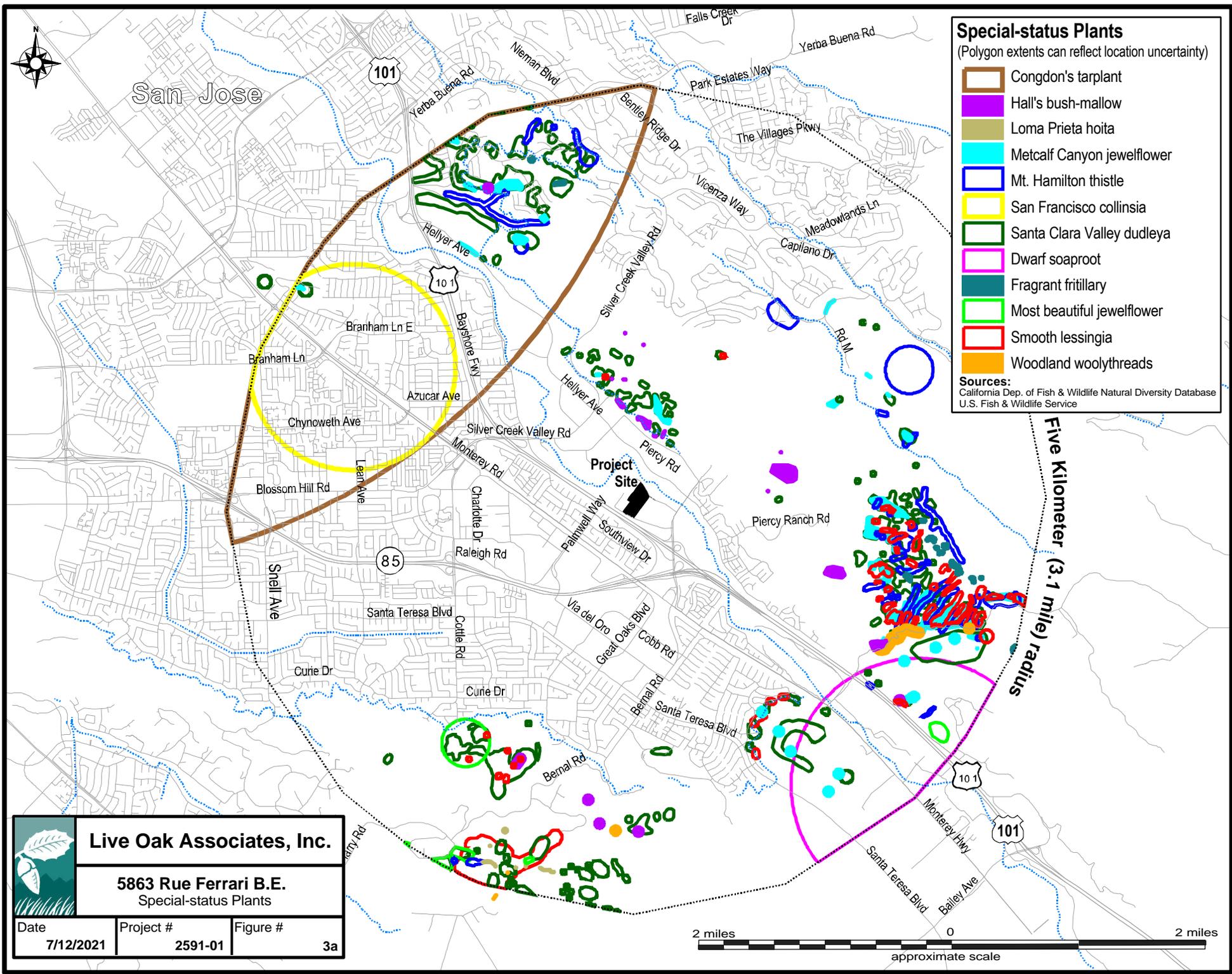
A number of special status plants and animals are known to occur, or to once have occurred, in the vicinity of the project site. These species and their potential to occur on the project site are listed in Table 1. Sources of information for this table included the *California Natural Diversity Data Base* (CNDDDB) (CDFW 2021), *Listed Plants* and *Listed Animals* (USFWS 2021), *State and Federally Listed Endangered and Threatened Animals of California* (CDFW 2021), *The California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2021), *California Bird Species of Special Concern* (Shuford and Gardall 2008), and *California Amphibian and Reptile Species of Special Concern* (Thompson et al. 2016). Figures 3a and 3b depict local occurrences of special status species found in the California Natural Diversity Data Base (CNDDDB).

A search of published accounts for all of the relevant special status plant and animal species was conducted for the San Jose East and Santa Teresa Hills USGS 7.5 minute quadrangles in which the project site occurs, and for the 10 surrounding quadrangles (Milpitas, Calaveras Reservoir, Mt. Day, San Jose West, Lick Observatory, Los Gatos, Morgan Hill, Laurel, Loma Prieta, and Mt. Madonna) using the CNDDDB Rarefind 5 Program (CDFW 2021). All species listed as occurring in these quadrangles on CNPS Lists 1A, 1B, 2, or 4 were also reviewed (See Figures 3a and 3b).

Serpentine and alkaline soils are absent from the site; as such, those plant species that are uniquely adapted to serpentine or alkaline conditions in the project's vicinity are considered absent from the site and are dismissed from further consideration in this document. Several other special status plant species are dismissed from further consideration as they occur in habitats not present on the project site (e.g., vernal pool, broad-leafed forest, coastal prairie, coastal scrub, etc.) or at elevations significantly below or above elevations of the site (approximately 210 feet (64 meters) NGVD).

Some animal species were also dismissed from further consideration due to the absence of suitable habitats on the project site (e.g., vernal pools, creeks, marsh, redwoods, serpentine, etc.).

Plant and animal species having some potential to occur on the project site or in the immediate vicinity are discussed further below.

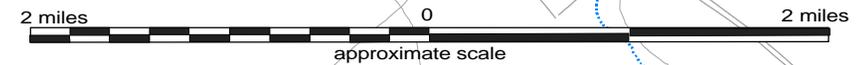


Special-status Plants
 (Polygon extents can reflect location uncertainty)

- Congdon's tarplant
- Hall's bush-mallow
- Loma Prieta hoita
- Metcalf Canyon jewelflower
- Mt. Hamilton thistle
- San Francisco collinsia
- Santa Clara Valley dudleya
- Dwarf soaproot
- Fragrant fritillary
- Most beautiful jewelflower
- Smooth lessingia
- Woodland woollythreads

Sources:
 California Dep. of Fish & Wildlife Natural Diversity Database
 U.S. Fish & Wildlife Service

	Live Oak Associates, Inc.		
	5863 Rue Ferrari B.E. Special-status Plants		
Date	Project #	Figure #	
7/12/2021	2591-01	3a	



Five Kilometer (3.1 mile) radius

Special-status Animals

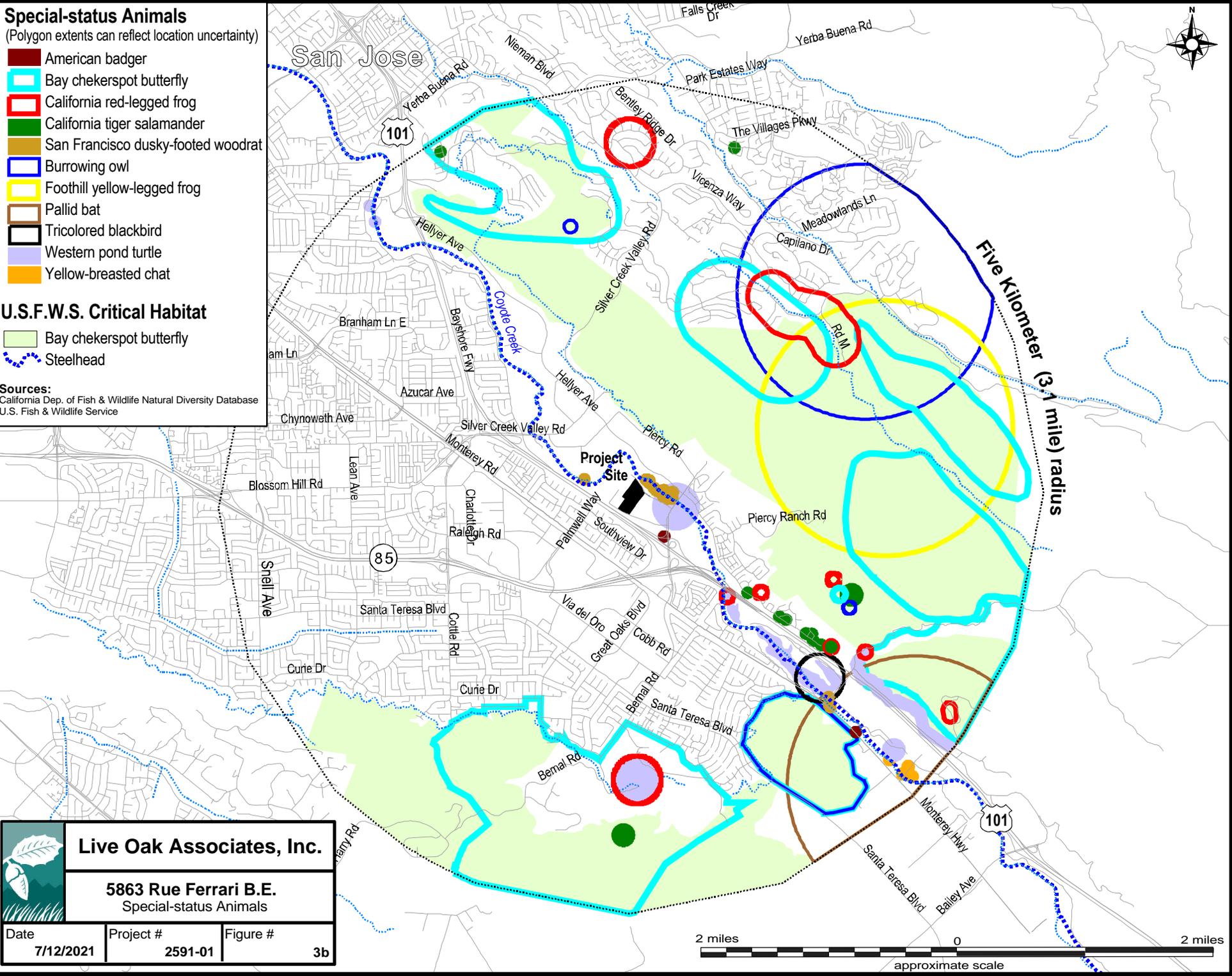
(Polygon extents can reflect location uncertainty)

-  American badger
-  Bay checkerspot butterfly
-  California red-legged frog
-  California tiger salamander
-  San Francisco dusky-footed woodrat
-  Burrowing owl
-  Foothill yellow-legged frog
-  Pallid bat
-  Tricolored blackbird
-  Western pond turtle
-  Yellow-breasted chat

U.S.F.W.S. Critical Habitat

-  Bay checkerspot butterfly
-  Steelhead

Sources:
 California Dep. of Fish & Wildlife Natural Diversity Database
 U.S. Fish & Wildlife Service



	Live Oak Associates, Inc.		
	5863 Rue Ferrari B.E. Special-status Animals		
Date 7/12/2021	Project # 2591-01	Figure # 3b	



TABLE 1. LIST OF SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2021 and USFWS 2021)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Act

Species	Status	Habitat	Occurrence on the project site
California Tiger Salamander (<i>Ambystoma californiense</i>)	FT, CT	Breeds in vernal pools and stock ponds of central California; adults aestivate in grassland habitats adjacent to the breeding sites.	Absent. Suitable breeding habitat for this species in the form of stagnant pools with continuous inundation for a minimum of three months is absent from the site and the immediate vicinity. In addition, the site is fully developed. The nearest documented observation of this species is approximately one mile from the site (CDFW 2021).
Foothill yellow-legged frog (FYLF) (<i>Rana boylei</i>)	CSC CCT	Occurs in swiftly flowing streams and rivers with rocky substrate with open, sunny banks in forest, chaparral, and woodland habitats, and can sometimes be found in isolated pools.	Absent. Suitable habitat does not exist onsite for the FYLF. The nearest documented observation of this species is centered nearly two miles from the site in the Mt. Hamilton Range (CDFW 2021).
California Red-legged Frog (<i>Rana aurora draytonii</i>)	FT, CSC	Rivers, creeks and stock ponds of the Sierra foothills and Bay Area, preferring pools with overhanging vegetation.	Absent. Suitable habitat does not exist onsite for the CRLF. The nearest documented observation of this species is centered nearly two miles from the site in the Mt. Hamilton Range (CDFW 2021).
Swainson’s hawk (SWHA) (<i>Buteo swainsoni</i>)	CT	Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah. Requires adjacent suitable foraging areas such as grasslands or alfalfa fields supporting rodent populations.	Absent. The SWHA is only known in the region from one pair which breeds each year in Coyote Valley, nearly four miles to the southeast of the site (CDFW 2021). Therefore, while Swainson’s hawks may fly over the site from time to time and may forage within open habitats near the site, it is not expected to forage or breed onsite.
Western yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>)	FT, CE	Breed in large blocks of riparian habitats, particularly cottonwoods and willows.	Absent. Dense riparian habitat required by the western yellow-billed cuckoo is absent from the project site. The nearest recorded observation is more than three miles from the site (CDFW 2021).
Tricolored blackbird (<i>Agelaius tricolor</i>)	CT, CSC	Breeds near fresh water in dense emergent vegetation.	Absent. Suitable nesting habitat is absent from the site as well as the reach of Coyote Creek adjacent to the site. The nearest documented observation of this species is nearly two miles from the site (CNDDDB 2019); therefore, the tricolored blackbird is considered to be absent from the site.

TABLE 1. LIST OF SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (Continued adapted from CDFW 2021 and USFWS 2021)

State Species of Special Concern and Protected Species

Species	Status	Habitat	Occurrence on the project site
Santa Cruz black salamander (<i>Aneides niger</i>)	CSC	Occurs in deciduous woodland, coniferous forests, and coastal grasslands around the Santa Cruz Mountains and foothills. This species is also known to occur on the developed flats in pockets within older developments. They can be found under rocks near streams, in talus, under damp logs, rotting wood, and other objects.	Absent. Suitable habitat for the Santa Cruz black salamander is absent from the project site. Additionally, the nearest documented observation of this species is more than three miles from the site (CDFW 2021).
Northern California legless lizard (<i>Anniella pulchra</i>)	CSC	The NCLL (previously called black legless lizard) occurs mostly underground in warm moist areas with loose soil and substrate. The NCLL occurs in habitats including sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks.	Absent. Habitats required by northern California legless lizards are moderately suitable, as the site lacks sandy soils and consists of a fully developed site. Additionally, the nearest documented observation of this species is more than three miles from the site (CDFW 2021).
Coast horned lizard (<i>Phrynosoma blainvillii</i>)	CSC	Occur in grasslands, scrublands, oak woodlands, etc. of central California. Common in sandy washes with scattered shrubs. Prefers open areas for sunning, bushes for cover, patches of loose soil for burial, and an abundant supply of ants and other insects.	Unlikely. Habitats required by coast horned lizards are absent because they have been fully developed. Additionally, the nearest documented observation of this species is more than three miles from the site (CDFW 2021).
Western pond turtle (WPT) (<i>Actinemys marmorata</i>)	CSC	Intermittent and permanent waterways including streams, marshes, rivers, ponds and lakes. Open slow-moving water of rivers and creeks of central California with rocks and logs for basking.	Absent. Suitable habitat for the WPT is absent from the site. While the WPT occurs within Coyote Creek just upstream of the site (CDFW 2021), the WPT is not expected to use the site given its highly unsuitable nature and the steep banks of the adjacent Coyote Creek. In addition, there is an existing road and Pedestrian/Bike Path between the site and Coyote Creek.
White-tailed kite (<i>Elanus leucurus</i>)	CP	Open grasslands and agricultural areas throughout central California.	Possible. Although the nearest documented observation of this species is more three miles from the site (CDFW 2021), suitable nesting habitat exists onsite for this species.

TABLE 1. LIST OF SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (Continued adapted from CDFG 2021 and USFWS 2021)

State Species of Special Concern and Protected Species

Species	Status	Habitat	Occurrence on the project site
American peregrine falcon (<i>Falco peregrines anatum</i>)	CP	Individuals breed on cliffs in the Sierra or in coastal habitats; occurs in many habitats of the state during migration and winter.	Absent. The site does not support suitable nesting habitat for the peregrine falcon, this species is known to nest in tall buildings in downtown San Jose.
Golden eagle (<i>Aquila chrysaetos</i>)	CP	Typically frequents rolling foothills, mountain areas, sage-juniper flats and desert.	Absent. This is a developed site that lacks suitable breeding and foraging habitat. While golden eagles do occur regionally and may hunt some of the open habitats to the NW of the site, and that occur in Coyote Creek, they would not be expected to occur on the project site. The nearest documented occurrence of this species is more than three miles from the site (CDFW 2021).
Burrowing owl (<i>Athene cunicularia</i>)	CSC	Found in open, dry grasslands, deserts and ruderal areas. Requires suitable burrows. This species is often associated with California ground squirrels.	Absent. Ground squirrel burrows, pipes, and other potential retreats for this species were absent from the site at the time of LOA's July 2021 site visit. Thus, suitable nesting burrow sites are presently absent and no evidence was detected of this species on the site. However, the field adjacent to and north of the property supports potentially suitable habitat for the burrowing owl in the form of grassland with ground squirrel burrows. There are no recent records in the Edenvale area of a burrowing owl. The most recent sighting is of a wintering owl in 2021, 1.8 miles SE of the site.
Loggerhead Shrike (<i>Lanius ludovicianus</i>)	CSC	Frequents open habitats with sparse shrubs and trees, other suitable perches, bare ground, and low herbaceous cover. Nests in tall shrubs and dense trees. Forages in grasslands, marshes, and ruderal habitats. Can often be found in cropland.	Unlikely. Suitable habitat for the loggerhead shrike is absent from the site, however, this species may fly onto the site from time to time from adjacent habitats.
Yellow-breasted chat (<i>Icteria virens</i>)	CSC	Frequently breeds in dense shrubs and blackberry thickets and uses areas of dense vegetation during migration.	Unlikely. Suitable habitat for the yellow-breasted chat is absent from the site, however, this species may fly onto the site during migration. The nearest recorded observation of this species is nearly three miles from the site (CDFW 2021).

TABLE 1. LIST OF SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (Continued adapted from CDFW 2021 and USFWS 2021)

State Species of Special Concern and Protected Species

Species	Status	Habitat	Occurrence on the project site
Black swift (<i>Cypseloides niger</i>)	CSC	Migrants found in many habitats of state; in Sierra nests are often associated with waterfalls.	Absent. The site does not provide suitable breeding or foraging habitat for this species.
Purple martin (<i>Progne subis</i>)	CSC	Inhabits woodlands, low elevation coniferous forest of Douglas fir, ponderosa pine, and Monterey pine. Nests in old woodpecker cavities, also in human-made structures and nests widely in human-made birdhouses. Nests often located in tall, isolated trees or snags.	Absent. The trees of the site are not likely to provide potential nesting habitat and these birds are known to nest near open water, which is not present onsite or in the vicinity of the site. The purple martin may be expected to fly over or forage on the site from time to time.
Grasshopper sparrow (<i>Ammodramus savannarum</i>)	CSC	Occurs in California during spring and summer in open grasslands with scattered shrubs.	Absent. Suitable habitat for this species is absent from the site.
Townsend’s Big-eared bat (<i>Corynorhinus townsendii</i>)	CSC	Primarily a cave-dwelling bat that may also roost in buildings. Occurs in a variety of habitats.	Possible. Although suitable foraging habitat occurs onsite, suitable roosting habitat is absent from the site. The nearest documented occurrence is more than three miles from the site (CDFW 2021).
Pallid Bat (<i>Antrozous pallidus</i>)	CSC	Grasslands, chaparral, woodlands, and forests; most common in dry rocky open areas providing roosting opportunities.	Possible. Although suitable foraging habitat occurs onsite, suitable roosting habitat is absent from the site. The nearest documented occurrence is centered approximately three miles from the site (CDFW 2021).
San Francisco Dusky-Footed Woodrat (<i>Neotoma fuscipes annectens</i>)	CSC	Found in hardwood forests, oak riparian and shrub habitats.	Absent. Suitable habitat is absent from the site. While this species is known to occur within the Coyote Creek riparian corridor adjacent to the site in suitable habitat (CDFW 2021), it is not expected to occur within the developed habitats of the site.

TABLE 1. LIST OF SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (Continued adapted from CDFW 2021 and USFWS 2021)

State Species of Special Concern and Protected Species

Species	Status	Habitat	Occurrence on the project site
American badger (<i>Taxidea taxus</i>)	CSC	Found in drier open stages of most shrub, forest and herbaceous habitats with friable soils, specifically grassland environments. Natal dens occur on slopes.	Unlikely. The site does not support suitable habitat for the badger; suitable habitat does occur within the adjacent areas so grassland and within the open habitats along Coyote Creek. The nearest recorded observation of this species is approximately a third of mile from the site at the intersection of Highway 101 and Silicon Valley Boulevard (CDFW 2021). Although an errant badger may move onto the site from time to time, it is unlikely a badger would remain on the site due to the current developed condition of the site.

***Explanation of Occurrence Designations and Status Codes**

Present: Species observed on the sites at time of field surveys or during recent past.

Likely: Species not observed on the site, but it may reasonably be expected to occur there on a regular basis.

Possible: Species not observed on the sites, but it could occur there from time to time.

Unlikely: Species not observed on the sites, and would not be expected to occur there except, perhaps, as a transient.

Absent: Species not observed on the site and precluded from occurring there because habitat requirements not met.

STATUS CODES

FE	Federally Endangered	CE	California Endangered
FT	Federally Threatened	CT	California Threatened
FPE	Federally Endangered (Proposed)	CR	California Rare
FC	Federal Candidate	CP	California Protected
CSC	California Species of Special Concern		
CNPS	California Native Plant Society Listing	CCE	California Candidate Endangered
1A	Plants Presumed Extinct in California	3	Plants about which we need more information – a review list
1B	Plants Rare, Threatened, or Endangered in California and elsewhere	4	Plants of limited distribution – a watch list
2	Plants Rare, Threatened, or Endangered in California, but more common elsewhere		

2.4 JURISDICTIONAL WATERS

Jurisdictional waters include rivers, creeks, and drainages that have a defined bed and bank and which, at the very least, carry ephemeral flows. Jurisdictional waters also include lakes, ponds, reservoirs, and wetlands. Such waters may be subject to the regulatory authority of the U.S. Army Corps of Engineers (USACE), the CDFW, and the California Regional Water Quality Control Board (RWQCB). See Section 3.2.4 of this report for additional information.

Jurisdictional waters are absent from the site.

3 IMPACTS AND MITIGATIONS

3.1 SIGNIFICANCE CRITERIA

General plans, area plans, and specific projects are subject to the provisions of the California Environmental Quality Act. The purpose of CEQA is to assess the impacts of proposed projects on the environment before they are constructed. For example, site development may require the removal of some or all of its existing vegetation. Animals associated with this vegetation could be destroyed or displaced. Animals adapted to humans, roads, buildings, pets, etc., may replace those species formerly occurring on a site. Plants and animals that are state and/or federally listed as threatened or endangered may be destroyed or displaced. Sensitive habitats such as wetlands and riparian woodlands may be altered or destroyed. These impacts may be considered significant. According to *2021 CEQA Status and Guidelines (2021)*, “Significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic interest. Specific project impacts to biological resources may be considered “significant” if they will:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

For the purposes of this report, it is assumed that impacts will be buildout of the entire property.

3.2 RELEVANT GOALS, POLICIES, AND LAWS

3.2.1 Threatened and Endangered Species

State and federal “endangered species” legislation has provided the CDFW and USFWS with a mechanism for conserving and protecting plant and animal species of limited distribution and/or low or declining populations. Species listed as threatened or endangered under provisions of the state and federal Endangered Species Acts, candidate species for such listing, state species of special concern, and some plants listed as endangered by the California Native Plant Society are collectively referred to as “species of special status.” Permits may be required from both the CDFW and USFWS if activities associated with a proposed project will result in the take of a listed species. To “take” a listed species, as defined by the state of California, is “to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill” said species (California Fish and Game Code, Section 86). “Take” is more broadly defined by the federal Endangered Species Act to include “harm” of a listed species (16 USC, Section 1532(19), 50 CFR, Section 17.3). Furthermore, the CDFW and the USFWS are responding agencies under CEQA. Both agencies review CEQA documents in order to determine the adequacy of their treatment of endangered species issues and to make project-specific recommendations for their conservation.

3.2.2 Migratory Birds

State and federal laws also protect most bird species. The State of California signed Assembly Bill 454 into law in 2019, which clarifies native bird protection and increases protections where California law previously deferred to Federal law. The Federal Migratory Bird Treaty Act (FMBTA: 16 U.S.C., scc. 703, Supp. I, 1989) prohibits killing, possessing, or trading in migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs.

3.2.3 Birds of Prey

Birds of prey are protected in California under provisions of the State Fish and Game Code, Section 3503.5, which states that it is “unlawful to take, possess, or destroy any birds in the order *Falconiformes* or *Strigiformes* (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “taking” by the CDFW.

Additionally, the Bald and Golden Eagle Protection Act (16 U.S.C., scc. 668-668c) prohibits anyone from taking bald or golden eagles, including their parts, nests, or eggs, unless authorized under a federal permit. The act prohibits any disturbance that directly affects an eagle or an active eagle nest as well as any disturbance caused by humans around a previously used nest site during a time when eagles are not present such that it agitates or bothers an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

3.2.4 Bats

Section 2000 and 4150 of the California Fish and Game Code states that it is unlawful to take or possess a number of species, including bats, without a license or permit, as required by Section 3007. Additionally, Title 14 of the California Code of Regulations states it is unlawful to harass, herd, or drive a number of species, including bats. To harass is defined as “an intentional act which disrupts an animal's normal behavior patterns, which includes, but is not limited to, breeding, feeding or sheltering.” For these reasons, bat colonies in particular are considered to be sensitive and therefore, disturbances that cause harm to bat colonies are unlawful.

3.2.5 Wetlands and Other “Jurisdictional Waters”

Jurisdictional waters include waters of the United States subject to the regulatory authority of the U.S. Army Corps of Engineers (USACE) and waters of the State of California subject to the regulatory authority of the California Department of Fish and Wildlife (CDFW) and the California Regional Water Quality Control Board (RWQCB).

Clean Water Act, Section 404. The USACE regulates the filling or grading of Waters of the U.S. under the authority of Section 404 of the Clean Water Act. Drainage channels and adjacent wetlands may be considered “waters of the United States” or “jurisdictional waters” subject to the jurisdiction of the USACE. The extent of jurisdiction has been defined in the Code of Federal Regulations and clarified in federal courts.

The definition of waters of the U.S. have changed several times in recent years. In January 2020, the Environmental Protection Agency (EPA) and USACE jointly issued the Navigable Waters Protection Rule. The new rule was published in the Federal Register on April 21, 2020, and took effect on June 22, 2020.

The Navigable Waters Protection Rule (33 CFR §328.3(a)) defines waters of the U.S. as:

Territorial Seas and Traditional Navigable Waters (TNWs)

- The territorial seas and traditional navigable waters include large rivers and lakes and tidally influenced waterbodies used in interstate or foreign commerce.

Tributaries

- Tributaries include perennial and intermittent rivers and streams that contribute surface flow to traditional navigable waters in a typical year. These naturally occurring surface water channels must flow more often than just after a single precipitation event—that is, tributaries must be perennial or intermittent.
- Tributaries can connect to a traditional navigable water or territorial sea in a typical year either directly or through other “waters of the United States,” through channelized non-jurisdictional surface waters, through artificial features (including culverts and spillways), or through natural features (including debris piles and boulder fields).
- Ditches are to be considered tributaries only where they satisfy the flow conditions of the perennial and intermittent tributary definition and either were constructed in or relocate a tributary or were constructed in an adjacent wetland and contribute perennial or intermittent flow to a traditional navigable water in a typical year.

Lakes, Ponds, and Impoundments of Jurisdictional Waters

- Lakes, ponds, and impoundments of jurisdictional waters are jurisdictional where they contribute surface water flow to a traditional navigable water or territorial sea in a typical year either directly or through other waters of the United States, through channelized non-jurisdictional surface waters, through artificial features (including

culverts and spillways), or through natural features (including debris piles and boulder fields).

- Lakes, ponds, and impoundments of jurisdictional waters are also jurisdictional where they are flooded by a water of the United States in a typical year, such as certain oxbow lakes that lie along the Mississippi River.

Adjacent Wetlands

- Wetlands that physically touch other jurisdictional waters are “adjacent wetlands.”
- Wetlands separated from a water of the United States by only a natural berm, bank or dune are also “adjacent.”
- Wetlands inundated by flooding from a water of the United States in a typical year are “adjacent.”
- Wetlands that are physically separated from a jurisdictional water by an artificial dike, barrier, or similar artificial structure are “adjacent” so long as that structure allows for a direct hydrologic surface connection between the wetlands and the jurisdictional water in a typical year, such as through a culvert, flood or tide gate, pump, or similar artificial feature.
- An adjacent wetland is jurisdictional in its entirety when a road or similar artificial structure divides the wetland, as long as the structure allows for a direct hydrologic surface connection through or over that structure in a typical year.

The Navigable Waters Protection Rule also outlines what do not constitute waters of the United States. The following waters/features are not jurisdictional under the rule:

- Waterbodies that are not included in the four categories of waters of the United States listed above.
- Groundwater, including groundwater drained through subsurface drainage systems, such as drains in agricultural lands.
- Ephemeral features, including ephemeral streams, swales, gullies, rills, and pools.
- Diffuse stormwater run-off and directional sheet flow over upland.
- Many farm and roadside ditches.
- Prior converted cropland retains its longstanding exclusion, but is defined for the first time in the final rule. The agencies are clarifying that this exclusion will cease to apply when cropland is abandoned (i.e., not used for, or in support of, agricultural purposes in the immediately preceding five years) and has reverted to wetlands.
- Artificially irrigated areas, including fields flooded for agricultural production, that would revert to upland should application of irrigation water to that area cease.
- Artificial lakes and ponds, including water storage reservoirs and farm, irrigation, stock watering, and log cleaning ponds, constructed or excavated in upland or in non-jurisdictional waters.

- Water-filled depressions constructed or excavated in upland or in non-jurisdictional waters incidental to mining or construction activity, and pits excavated in upland or in non-jurisdictional waters for the purpose of obtaining fill, sand, or gravel.
- Stormwater control features excavated or constructed in upland or in non-jurisdictional waters to convey, treat, infiltrate, or store stormwater run-off.
- Groundwater recharge, water reuse, and wastewater recycling structures, including detention, retention and infiltration basins and ponds, that are constructed in upland or in non-jurisdictional waters.
- Waste treatment systems have been excluded from the definition of waters of the United States since 1979 and will continue to be excluded under the final rule. Waste treatment systems include all components, including lagoons and treatment ponds (such as settling or cooling ponds), designed to either convey or retain, concentrate, settle, reduce, or remove pollutants, either actively or passively, from wastewater or stormwater prior to discharge (or eliminating any such discharge).

All activities that involve the discharge of dredge or fill material into waters of the U.S. are subject to the permit requirements of the USACE under Section 404 of the Clean Water Act. Such permits are typically issued on the condition that the applicant agrees to provide mitigation that result in no net loss of wetland functions or values. No permit can be issued without a CWA Section 401 Water Quality Certification (or waiver of such certification) verifying that the proposed activity will meet state water quality standards (Section 3.6.2).

Porter-Cologne Water Quality Act/Clean Water Act, Section 401. There are nine Regional Water Quality Control Boards statewide; collectively, they oversee regional and local water quality in California. The RWQCB administers Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. The RWQCB for a given region regulates discharges of fill or pollutants into waters of the State through the issuance of various permits and orders.

Pursuant to Section 401 of the Clean Water Act, the RWQCB regulates waters of the State that are also waters of the U.S. Discharges into such waters require a Section 401 Water Quality Certification from the RWQCB as a condition to obtaining certain federal permits, such as a Clean Water Act Section 404 permit (Section 3.6.1). Discharges into all Waters of the State, even those that are not also Waters of the U.S., require Waste Discharge Requirements (WDRs), or a waiver of WDRs, from the RWQCB.

The Porter-Cologne Water Quality Control Act, Water Code Section 13260, requires that “any person discharging waste, or proposing to discharge waste, within any region that could affect the ‘waters of the State’ to file a report of discharge” with the RWQCB. Waters of the State as defined in the Porter-Cologne Act (Water Code Section 13050[e]) are “any surface water or groundwater, including saline waters, within the boundaries of the state.” This gives the RWQCB authority to regulate a broader set of waters than the Clean Water Act alone; specifically, in addition to regulating waters of the U.S. through the Section 401 Water Quality Certification process, the RWQCB also claims jurisdiction and exercises discretionary authority over “isolated waters,” or waters that are not themselves waters of the U.S. and are not hydrologically connected to waters of the U.S.

The RWQCB also administers the Construction Stormwater Program and the federal National Pollution Discharge Elimination System (NPDES) program. Projects that disturb one or more acres of soil must obtain a Construction General Permit under the Construction Stormwater Program. A prerequisite for this permit is the development of a Stormwater Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer. Projects that discharge wastewater, stormwater, or other pollutants into a Water of the U.S. may require a NPDES permit.

California Department of Fish and Game Code, Section 1602. The CDFW has jurisdiction over the bed and bank of natural drainages and lakes according to provisions of Section 1602 of the California Fish and Game Code. Activities that may substantially modify such waters through the diversion or obstruction of their natural flow, change or use of any material from their bed or bank, or the deposition of debris require a Notification of Lake or Streambed Alteration. If the CDFW determines that the activity may adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement will be prepared. Such an agreement typically stipulates that certain measures will be implemented to protect the habitat values of the lake or drainage in question.

3.2.6 City Tree Ordinance

The City of San Jose has a Tree Ordinance (Chapter 13.32 of the Municipal Code), which regulates the removal of trees. The City’s Tree Ordinance seeks to:

Promote the health, safety, and welfare of the city by controlling the removal of trees in the city, as trees enhance the scenic beauty of the city, significantly reduce the erosion of topsoil, contribute to increased storm water quality, reduce flood hazards and risks of landslides, increase property values, reduce the cost of construction and maintenance of draining systems through the reduction of flow and the need to divert surface waters, contribute to energy efficiency and the reduction of urban temperatures, serve as windbreaks and are prime oxygen producers and air purification systems.

An “ordinance-size tree” is defined as any native or non-native tree with a circumference of 38 inches (diameter of 12 inches) at 54 inches (4.5 feet) above the natural grade of slope. For multi-trunk trees, the circumference is measured as the sum of the circumferences of all trunks at 54 inches above the natural grade of slope. The ordinance covers both native and non-native species. A tree removal permit is required from the City prior to the removal of any trees covered under the ordinance. Prior to the issuance of a removal permit, the City requires that a formal tree survey be conducted which indicates the number, species, trunk circumference and location of all trees which will be removed or impacted by the project.

Should mitigation be required to replace ordinance-sized trees, mitigation trees should be ecologically equivalent species where native trees are impacted (e.g., Mexican elderberry, coast live oak, valley oak, blue oak, toyon, and buckeye). For non-native trees, native replacement trees are recommended, but at a minimum they should be species that are not considered to be invasive by the California Invasive Plant Council (Cal-IPC) and species that are generally drought tolerant and suited to the planting location. Street trees required for project planning do not count toward this tree mitigation. The exact number and species of trees to be utilized for the mitigation will be determined based on consultation with the City Arborist and with the Director of the Department of Planning, Building and Code Enforcement.

If it is determined that the site lacks sufficient areas to accommodate all of the replacement plantings, one or more of the following measures will be implemented:

- Replacement tree plantings may be accommodated at an alternative site(s). An alternative site may include local parks or schools, or an adjacent property where such plantings may be

utilized for screening purposes. However, any alternatively proposed site will be pursuant to agreement with the Director of the Department of Planning, Building and Code Enforcement.

- A donation may be made to an appropriate program that focuses on preservation of the City of San Jose’s urban forest. Such donation will be equal to the cost of the required replacement trees, including associated installation costs, for off-site tree planting in the local community. A receipt for any such donation will be provided to the City of San Jose Planning Project Manager prior to the removal of the trees.

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 - 17 inches	3:1	2:1	none	24-inch box
less than 12 inches	1:1	1:1	none	15-gallon container

x:x = tree replacement to tree loss ratio
Note: Trees greater than 12” diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

3.2.7 Envision San Jose 2040 General Plan

The 2040 Plan aims to protect biological resources when properties are developed. Generally, similar types of requirements occur in the 2040 Plan as in the SCVHP. Although the project must be consistent with all goals in the 2040 Plan, goals that apply or may apply specifically to this project from Chapter 3 of the 2040 Plan are listed and summarized below.

Chapter 3: Environmental Leadership

- Goal MS-21-Community Forest (page 23)
- Goal ER-1-Grassland, Oak Woodlands, Chaparral and Coast Scrub (page 26)
- Goal ER-2-Riparian Corridors (page 27)
- Goal ER-4-Special-Status Plants and Animals (page 29)
- Goal ER-5-Migratory Birds (page 31)
- Goal ER-7-Wildlife Movement (page 33)
- Goal ER-8-Stormwater (page 34)
- Goal ER-9-Water Resources (page 35)

The following are general measures to protect biological resources in the 2040 Plan.

1. Trees should be protected as a part of the Community Forest, and permits are required for tree removal (Goal MS-21). Avoidance and minimization measures are spelled out for sensitive plant communities (Goal ER-1). To be consistent with the 2040 Plan, tree permits must be

obtained prior to removal of trees and avoidance and minimization measures in Goal ER-1 should be implemented.

2. Riparian setbacks of 100 feet are recommended along riparian corridors (Goal ER-2). Additionally, the 2040 Plan describes measures for stormwater/water quality (Goal ER-8 and 9).
3. Preconstruction surveys may be required to avoid direct impact to special status plant and animal species and migratory birds, including animals such as the burrowing owl and nesting birds (Goal ER-4 and 5). Goal ER-4 strives to “Preserve, manage, and restore habitat suitable for special-status species, including threatened and endangered species” and “incorporate mitigation measures to avoid and minimize impacts to individuals of special-status species.” Measures are provided to ensure wildlife movement corridors remain (Goal ER-7). The project must conduct pre-construction surveys and incorporate measures identified in Goal ER-7 such as wildlife-friendly culverts to be consistent with the 2040 Plan.

3.2.8 Santa Clara Valley Habitat Plan

Six local partners (i.e., County of Santa Clara, Santa Clara Valley Transportation Authority; Santa Clara Valley Water District; and the Cities of San Jose, Gilroy, and Morgan Hill) and two wildlife agencies (CDFW and USFWS) prepared and adopted this multi-species habitat conservation plan, which primarily covers southern Santa Clara County, as well as the City of San Jose with the exception of the bayland areas. The SCVHP addresses listed species and species that are likely to become listed during the plan's 50-year permit term. The eighteen covered species include nine plants and nine animals. The animal species covered include, but are not limited to, the California tiger salamander, California red-legged frog, western pond turtle, and western burrowing owl. The SCVHP requires that the agencies comment on reportable interim projects and recommend mitigation measures or project alternatives that would help achieve the preliminary conservation objectives and not preclude important conservation planning options or connectivity between areas of high habitat value. Funding sources for the SCVHP include development fees based on land cover types (natural, agricultural or small vacant sites surrounded by urban development). Additional fees are charged based on the occurrence of certain sensitive habitat types such as serpentine and wetlands.

The project is considered a covered project under the SCVHP. As a result, the project would be subject to conditions and fees of the SCVHP.

3.2.8.1 SCVHP Fees

Chapter 9 of the SCVHP identifies fees that would be required by this project. The following describes fees that are based on the 2020-2021 fee schedule; however, fees are calculated at the time the project submits the SCVHP application, which corresponds to application timing of grading and/or building permits.

3.2.8.2 Conditions on Covered Activities

The SCVHP provides several conditions for covered activities under the SCVHP. These conditions can be found in Chapter 6 of the SCVHP and are summarized below.

- **Condition 1 (page 6-7). Avoid Direct Impacts on Legally Protected Plant and Wildlife Species-** Condition 1 instructs developers to avoid direct impacts on legally protected plant and wildlife species, including federally endangered Contra Costa goldfields and fully protected wildlife species including the golden eagle, bald eagle, American peregrine falcon, southern bald eagle, white-tailed kite, California condor, and ring-tailed cat. Several of these species are likely to occur on or forage over the plan area (golden eagle, bald eagle, white-tailed kite, and ringtail). Condition 1 also protects bird species and their nests that are protected under the Migratory Bird Treaty Act (MBTA); additionally, golden eagles and bald eagles are protected under the Bald and Golden Eagle Protection Act. Additionally, page 6-94 and Table 6-8 identify required surveys for breeding habitat of select covered wildlife species.
- **Condition 2 (page 6-9). Incorporate Urban-Reserve System Interface Design Requirements-** Condition 2 provides design requirements for the urban-reserve system interface. Some of the design requirements included in Condition 2 are installing non-permeable fences between urban and reserve areas, fencing public roads that run adjacent to reserve areas, minimizing the length of shared boundaries between urban and reserve areas, outdoor lighting limitations, and landscaping requirements.
- **Condition 3 (page 6-12). Maintain Hydrologic Conditions and Protect Water Quality- (Condition applies to project)-** Condition 3 applies to all projects due to the fact that

implementation of projects could result in impacts on watershed health, including impacts to aquatic habitat for species, through changes in hydrology and water quality. This condition incorporates all of the most important measures for water quality protection of the NPDES Program of the Clean Water Act. Required measures of Condition 3 are located in Table 6-2 of the SCVHP; these measures relate to water quality and habitat protection during and after project construction. They include measures typically included in a SWPPP but may include measures that are in addition to such plans.

- **Condition 4 (page 6-14). Avoidance and Minimization for In-Stream Projects-** Condition 4 minimizes impacts on riparian and aquatic habitat through appropriate design requirements and construction practices and provides avoidance and minimization measures for in-stream projects that may impact stream morphology, aquatic and riparian habitat, flow conditions, covered species, natural communities, and wildlife movement.
- **Condition 5 (page 6-18). Avoidance and Minimization Measures for In-Stream Operations and Maintenance-** Condition 5 provides avoidance and minimization measures for in-stream operations and maintenance activities, which includes, but is not limited to trail, bridge, road, and culvert maintenance, bank stabilization, removal of debris, and vegetation management.
- **Condition 6 (Page 6-21). Design and Construction Requirements for Covered Transportation Projects-** Condition 6 provides requirements for rural development design, construction, and post-construction. Types of projects covered by Condition 6 include highway projects, mass transit projects, roadway projects and interchange upgrades, road safety and operational improvements, and dirt road construction.
- **Condition 7 (page 6-28). Rural Development Design and Construction Requirements-** Condition 7 provides requirements for development design and construction of new development outside of the urban service area including requirements relating to site hydrology, vineyards, private rural roads, vegetation management, soils, and lighting.
- **Condition 8 (page 6-35). Implement Avoidance and Minimization Measures for Rural Road Maintenance-** Condition 8 provides requirements for rural roads, road median, and barrier maintenance including requirements regarding riparian setbacks, erosion measures, herbicide

and pesticide use, seasonal restrictions, mower cleaning, revegetation, ground-disturbing road maintenance, and flow lines.

- **Condition 9 (page 6-37). Prepare and Implement a Recreation Plan-** Condition 9 requires providing public access to all reserve lands owned by a public entity; each reserve land must provide a recreation plan.
- **Condition 10 (page 6-42). Fuel Buffer-** Condition 10 provides requirements for fuel buffers between 30 and 100 feet of structures. Requirements include measures relating to fuel buffers near structures and on reserve lands; the most notable measure is the requirement for nesting bird surveys prior to any fuel buffer maintenance during the nesting season.
- **Condition 11 (page 6-44). Stream and Riparian Setbacks-** Condition 11 provides requirements for stream and riparian setbacks; as the development area is within the Urban Service Area, stream setbacks measured from the top of the stream bank should be 35 to 150 feet depending on the category rating of the stream and the slope class. Setbacks for Category 1 streams with 0-30% slopes should be at least 100 feet, and with >30% slopes should be at least 150 feet. Category 2 streams should have a setback of 35 feet.
- **Condition 12 (page 6-56). Wetland and Pond Avoidance and Minimization-** Condition 12 provides measures to protect wetlands and ponds, including planning actions, design, and construction actions.
- **Condition 13 (page 6-58). Serpentine and Associated Covered Species Avoidance and Minimization-** Condition 13 requires surveys for special status plants and the Bay checkerspot butterfly as well as its larval host plant in areas that support serpentine bunchgrass grassland, serpentine rock outcrops, serpentine seeps, and serpentine chaparral. Fees apply for impacts to serpentine habitat.
- **Condition 14 (page 6-60). Valley Oak and Blue Oak Woodland Avoidance and Minimization-** Condition 14 provides requirements for project planning and project construction, including avoidance of large oaks, guidance on irrigation near oak trees, and a buffer around the root protection zone, roads and pathways within 25 feet of the dripline of an oak tree, trenching, and pruning activities.

- **Condition 15 (page 6-62). Western Burrowing Owl-** Condition 15 requires preconstruction surveys for burrowing owls in appropriate habitat prior to construction activities, provides avoidance measures for owls and nests in the breeding season and owls in the non-breeding season, and requirements for construction monitoring.
- **Condition 16 (page 6-68) Least Bell's Vireo-** Condition 16 requires preconstruction surveys in appropriate habitat for the least Bell's vireo prior to construction activities, and provides avoidance and construction monitoring measures.
- **Condition 17 (page 6-69) Tricolored Blackbird-** Condition 17 requires preconstruction surveys in appropriate habitat for the tricolored blackbird prior to construction activities, and provides avoidance and construction monitoring measures.
- **Condition 18 (page 6-71) San Joaquin Kit Fox-** Condition 18 requires preconstruction surveys in appropriate habitat for the San Joaquin kit fox prior to construction activities, and provides avoidance and construction monitoring measures.
- **Condition 19 (page 6-74). Plant Salvage when Impacts are Unavoidable-** Condition 19 provides salvage guidance and requirements for covered plants.
- **Condition 20 (page 6-76). Avoid and Minimize Impacts to Covered Plant Occurrences-** Condition 20 provides requirements for preconstruction surveys for appropriate covered plants (per habitat).

3.2.9 City of San Jose and SCVHP Riparian Corridor Policy

City of San Jose's Council Policy 6-34 (Riparian Corridor Setback)- Projects adjacent to creeks are subject to the City of San Jose's Council Policy 6-34, which requires a 100-foot development-free setback from the edge of riparian habitat (defined as the top of bank or the outer dripline of riparian vegetation, whichever is further from the channel). The edge of the riparian corridor associated with Coyote Creek is approximately 60 feet from the project site. This project does not meet the 100-foot setback, however, as the site is currently developed, it is highly likely a setback reduction from the City of San Jose would be approved. This setback from the edge of riparian habitat can be reduced if:

1. Developments located within the boundaries of the Downtown area, as those boundaries are defined in the General Plan.

2. Urban infill locations where most properties are developed and are located on parcels that are equal to or less than one (1) acre.
3. Sites adjacent to small lower order tributaries whose riparian influences do not extend to the 100-foot setback.
4. Sites with unique geometric characteristics and/or disproportionately long riparian frontages in relation to the width of the minimum Riparian Corridor setback.
5. Pre-existing one- or two-family residential lots, or typical yard area, but only where a frontage road is infeasible to buffer Riparian Corridors from these and the Building Setbacks are consistent with all Riparian Corridor setback requirements.
6. Sites that are being redeveloped with uses that are similar to the existing uses or are more compatible with the Riparian Corridor than the existing use, and where the intensity of the new development will have significantly less environmental impacts on the Riparian Corridor than the existing development.
7. Instances where implementation of the project includes measures that can protect and enhance the riparian value more than the minimum setback.
8. Recreational facilities deemed to be a critical need and for which alternative site locations are limited.
9. Utility or equipment installations or replacements that involve no significant disturbance to the Riparian Corridor during construction and operation and generate only incidental human activity.
10. The existence of legal uses within the minimum setback.
11. The extent to which meeting the required setback would result in demonstrable hardship (i.e. denies an owner any economically viable use of the land or adversely affects recognized real property interest).
12. The extent to which meeting the minimum setback would require deviations from, exception to or variances from other established policies, legal requirements, or standards.

To receive an exception to a 100-foot setback, a project applicant would be required to submit a report by a qualified biologist, stream hydrologist, or other appropriate professional that certifies that:

1. There is no reasonable alternative for the proposed project that avoids or reduces the encroachment into the setback area.
2. The reduced setback will not significantly reduce or adversely impact the riparian corridor.
3. The proposed uses are not fundamentally incompatible with riparian habitats.
4. There is no evidence of stream bank erosion or previous attempts to stabilize the stream banks that could be negatively affected by the proposed development within the setback area.
5. The granting of the exception will not be detrimental or injurious to adjacent and/or downstream properties.

3.3 IMPACTS SPECIFIC TO THE PROJECT

The project, as proposed, would redevelop the site into a 288,575 square-foot warehouse with a 14,200 square foot office and associated parking lot. The natural resource issues specific to this project are discussed in detail below.

3.3.1 Loss of Habitat for Special Status Plants

Potential Impact. All special status species that are known to occur, or to once have occurred, in the project region are considered absent from the site due to a lack of suitable habitat such as serpentine or alkaline soils, vernal pools, etc. Therefore, the project is not expected to result in impacts to any special status plant species.

Mitigation. None warranted.

3.3.2 Loss of Habitat for Special Status Animals

Potential Impact. Of the 23 special status animal species considered in Table 1, 21 would be absent or unlikely to occur on the site due to a lack of suitable habitat for these species. The species that would be absent or unlikely to occur include the California tiger salamander, Foothill yellow-legged frog, California red-legged frog, Santa Cruz black salamander, northern California legless lizard, coast horned-lizard, western pond turtle, American peregrine falcon, Swainson's hawk, golden eagle, burrowing owl, loggerhead shrike, yellow-breasted chat, black swift, purple martin, western yellow-billed cuckoo, tricolored blackbird, grasshopper sparrow, San Francisco

dusky-footed woodrat, and badger. As such, the project would result in a less than significant impact to foraging and breeding habitat for all of these species.

The remaining three special status animal species from Table 1 have some potential to occur on the site as foragers or transients, may be resident to the site, or may occur within areas adjacent to the site. These include the white-tailed kite, Townsend's big-eared bat, and pallid bat. No evidence of bats was observed during reconnaissance surveys, and onsite trees do not support suitable roosting habitat for bats however, individual Townsend's big-eared bats and pallid bats may forage within the site from time to time.

The re-development of this site at most, results in a very small loss of regional breeding opportunities for the white-tailed kite. Therefore, redevelopment of the site will result in a less than significant impact to potential nesting habitat for the white-tailed kite.

The site represents a very small amount of regional foraging habitat for these three species, and after completion of the project, the ability of these species to continue to forage is not expected to appreciably change. Therefore, re-development of the project would result in a less than significant impact to foraging habitat for these three species.

Although burrowing owls are currently considered absent from the site, they may occur adjacent to the site or move onto the site should suitable burrows or man-made burrowing opportunities such as debris piles move onto the site. Potential impacts to this species are discussed further in Section 3.3.6.

The project does have the potential to result in construction-related injury or mortality of nesting migratory birds and raptors and the burrowing owl, as discussed below in Sections 3.3.5 and 3.3.6.

Mitigation. No other mitigation warranted, see however, Section 3.3.5 and 3.3.6.

3.3.3 Loss of Habitat for Native Wildlife

Potential Impact. The proposed project would result in the redevelopment of an already developed site. Therefore, impacts due to the loss of habitats for native wildlife resulting from the proposed project are considered less-than-significant.

Mitigation. No mitigation would be warranted for the loss of habitat for native wildlife.

3.3.4 Interference with the Movement of Native Wildlife

Potential Impact. Redevelopment of the site would not constrain native wildlife movement, as the property is already developed and does not support a major wildlife movement corridor. Any local wildlife moving through the area of the site would continue move through the area after site redevelopment.

Mitigation. No mitigation would be warranted for interference with the movement of native wildlife.

3.3.5 Impacts to Nesting Migratory Bird Including Nesting Raptors and other Protected Birds

Potential Impacts. The site supports numerous trees and shrubs, all of which provide potentially suitable habitat for nesting migratory birds and raptors. Buildout of the project during the nesting period for migratory birds (i.e., typically between February 1 to August 31), including demolition, initial site grading, soil excavation, and/or tree and vegetation removal, poses a risk of nest abandonment and death of any live eggs or young that may be present in nests within or near the site. Such an effect would be considered a significant impact. To ensure that any active nests will not be disturbed and individual birds will not be harmed by construction activities, the following measures should be followed.

Mitigation. The following measures will ensure that active migratory bird and raptor nests will not be disturbed and individual birds will not be harmed by construction activities, and will reduce the project's potential impacts to nesting migratory birds to a less-than-significant level.

Mitigation Measure 3.3.5a. If possible, initial site disturbance activities, including demolition, tree, shrub, or vegetation removal, are to occur outside of the breeding season (September 1-January 31).

Mitigation Measure 3.3.5b. If initial site disturbance activities, including demolition, tree, shrub, or vegetation removal, are to occur during the breeding season (typically February 1 to August 31), a qualified biologist would conduct pre-construction surveys for nesting migratory birds and

raptors. The survey for nesting migratory birds would cover the project site itself, and the survey for nesting raptors would encompass the site and surrounding lands within 250 feet, where accessible. The survey should occur within 14-days prior to the onset of ground disturbance. If a nesting migratory bird were to be detected, an appropriate construction-free buffer would be established. Actual size of buffer, which would be determined by the project biologist, would depend on species, topography, and type of activity that would occur in the vicinity of the nest. The project buffer would be monitored periodically by the project biologist to ensure compliance. After the nesting is completed, as determined by the biologist, the buffer would no longer be required.

3.3.6 Impacts to Western Burrowing Owls

Potential Impacts. The site is more than 10 miles outside of the burrowing owl fee area for the SCVHP, and the site does not currently support nesting or overwintering habitat such as ground squirrel burrows, pipes, or other man-made burrowing opportunities. Additionally, there are no records for breeding burrowing owls in the Edenvale Region of San Jose and while it is unlikely they would nest in the ruderal habitat to the NW of the site, it is not impossible as this is a volant species known to occasionally colonize new sites. Therefore, burrowing owls could in the future colonize the ruderal habitats adjacent to the site. The site is currently outside of the SCVHP fee area (confirmed on the SCVHP Geobrowser on July 27, 2021), in which breeding burrowing owls are known to occur, non-breeding or breeding burrowing owls may occur onsite at a later date, should the site support suitable burrowing opportunities in the future. This area is updated annually with any known nesting activity.

If burrowing owls are present on the adjacent site during the breeding season (February 1 through August 31), or winter (September 1 through January 31) near the site, construction activities associated with the project could harm, injury or cause nest abandonment. These impacts would be potentially significant impact. In addition, any actions related to site development that resulted in the mortality of burrowing owls would constitute a violation of the federal Migratory Bird Treaty Act and provisions of the California Fish and Game Code.

Re-development of the site may cause abandonment of an adjacent burrowing owl nest (should any occur) which would constitute a significant impact to nesting owls. These potential circumstances were anticipated by the SCVHP and compliance with Condition 15 of the SCVHP would reduce the potential impact to less than significant.

Mitigation. Implementation of the following measures will reduce the project's potential impacts to burrowing owls to a less-than-significant level under CEQA, and will ensure compliance with the SCVHP and state and federal laws.

Mitigation Measure 3.3.6a: Preconstruction surveys are required to ascertain whether or not burrowing owls occupy burrows on or adjacent to the site. These surveys consist of a minimum of two surveys, with the first survey no more than 14 days prior to initial construction activities (i.e. vegetation removal, grading, excavation, etc.) and the second survey conducted no more than 2 days prior to initial construction activities. If no burrowing owls or fresh sign of burrowing owls are observed during pre-construction surveys, construction may proceed. If burrowing owls or their recent sign are observed during these surveys, occupied burrows will be identified by the monitoring biologist and appropriate buffers, as described below, will be established.

- A 250-foot non-disturbance buffer will be established around all active burrowing owl burrows or nest sites as identified and defined by a qualified biologist. If the biologist determines that a nest is vacant, the non-disturbance buffer zone around that nest may be removed. The SCVHP specifies that a vacation from the site for a week or more by a burrowing owl, as determined by a qualified biologist, would constitute a voluntary relocation by the owl, and the qualified biologist could then take measures to collapse suitable burrows of the site to discourage reoccupation. The biologist will supervise hand excavation of the burrow to prevent reoccupation only after receiving approval from the wildlife agencies (SCVHP, Chapter 6, Condition 15).
 - For permission to encroach within 250 feet of such burrows during the nesting season (February 1 through August 31), an Avoidance, Minimization, and Monitoring Plan would

need to be prepared and approved by the Implementing Entity and the Wildlife Agencies prior to such encroachment (review Chapter 6, pp. 6-64 & 6-65, of the SCVHP for further detail).

- Should a burrowing owl be located onsite in the non-breeding season (September through January), construction activities would not be allowed within this 250-foot buffer of the active burrow(s) used by any burrowing owl unless the following avoidance measures are adhered to:
 - A qualified biologist monitors the owls for at least 3 days prior to construction to determine baseline foraging behavior (i.e., behavior without construction).
 - The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities.
 - If there is any change in owl nesting and foraging behavior as a result of construction activities, these activities will cease within the 250-foot buffer.
 - If the owls are gone for at least one week, the project proponent may request approval from the Implementing Entity that a qualified biologist excavate usable burrows to prevent owls from reoccupying the site. After all usable burrows are excavated, the buffer zone will be removed and construction may continue.

Mitigation Measure 3.3.6b: The SCVHP stipulates that passive relocation or exclusion of burrowing owls would not be allowed until a positive regional growth trend is achieved as defined in Section 5.4.6 of the SCVHP; however, a project may qualify for an exception to this prohibition. Permission to engage in passive relocation during the non-breeding season would need to be requested through the standard application process (Section 6.8 of the SCVHP). Application for an exception would require additional information including a relocation plan/schedule and documentation by a qualified biologist that owls have occupied the site for the full year without vacating the site for 10 or more consecutive days. The application would need to be submitted to the Implementing Entity, and the Wildlife Agencies would then evaluate the application and make a determination for granting the exception. If passive relocation is granted, additional measures may be required by the Implementing Entity.

3.3.7 Potential Impacts to Riparian Habitat and Other Sensitive Natural Communities, Including Federally and State Protected Wetlands

Potential Impacts. Riparian habitat and sensitive natural communities, including wetlands, are absent from the site. As such, no direct impacts to riparian habitat or other sensitive natural communities will occur as part of this project. Re-development of this project will not impinge on Coyote Creek or its associated riparian habitat as it is separated from Coyote Creek by the existing Eden Park Place and the regional County Park Coyote Creek Park Trail. As such, re-development of the project is consistent with the riparian corridor and stream setback requirements noted in the City of San Jose's Council Policy 6-34 (Council Policy) and Condition 11 of the SCVHP.

Mitigation. No mitigation is warranted.

3.3.8 Degradation of Water Quality in Seasonal Drainages, Stock Ponds and Downstream Waters

Potential Impact. Eventual site development and construction may require grading that leaves the soil of construction zones barren of vegetation and, therefore, vulnerable to sheet, rill, or gully erosion. Eroded soil is generally carried as sediment in surface runoff to be deposited in natural creek beds, canals, and adjacent wetlands. Furthermore, urban runoff is often polluted with grease, oil, pesticide and herbicide residues, heavy metals, etc. These pollutants may eventually be carried to sensitive wetland habitats used by a diversity of native wildlife species. The deposition of pollutants and sediments in sensitive riparian and wetland habitats would be considered a potentially significant adverse environmental impact.

The project would comply with the City's grading requirements as well as Condition 3 of the SCVHP; this typically requires BMPs to reduce the potential for off-site sedimentation, erosion, and pollution. Therefore, the project buildout would result in a less-than-significant impact to water quality.

Mitigation. No mitigation is warranted.

3.3.9 Conflict with Local Policies and Ordinances: Disturbance to Ordinance-Size and Heritage Trees

Potential Impacts. Although a tree inventory was not conducted by an arborist for this site, some trees exist onsite which would be covered under San Jose’s tree ordinance. A tree inventory and arborist report should be prepared to determine if and how many ordinance-sized and heritage trees exist onsite. Onsite trees could be directly impacted in the form of removal, while off-site trees could be severely impacted in the form of root damage during grading efforts. The loss of ordinance-sized trees without further compliance with the City’s tree policies would constitute a significant adverse impact of the project.

Mitigation. As trees with a diameter of 12 inches or greater at 4.5 feet above natural grade occur onsite, mitigation for removal of each ordinance-sized tree should follow the City’s tree ordinance requirements as shown in Table 2.

TABLE 2. CITY OF SAN JOSE REPLACEMENT RATIO GUIDELINES FOR TREES TO BE REMOVED.				
Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 - 17 inches	3:1	2:1	none	24-inch box
less than 12 inches	1:1	1:1	none	15-gallon container

x:x = tree replacement to tree loss ratio
Note: Trees greater than 12” diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

3.3.10 Conflict with Local Policies and Ordinances: San Jose 2040 General Plan

The Envision San Jose 2040 General Plan covers the project site and most notably recommends tree removal permits and setbacks of 100 feet along riparian corridors “in all but a limited number of instances, only where no significant environmental impacts would occur” (Goal ER-2), and measures for storm water/water quality are spelled out (Goal ER-8 and 9). The Project should be designed and constructed in conformance with the General Plan’s goals related to biological resources. Goals related to biological resources that are expected to be applicable to this project include Goals ER-2 and ER-4 through ER-9 in Chapter 3. These Goals are summarized in Section 3.2.7 above. It is assumed that the project is consistent with all of the above Goals.

Mitigation. No mitigation is warranted.

3.3.11 Conflict with Local Policies and Ordinances: Santa Clara Valley Habitat Conservation Plan

Proposed development of the approximately 17.4-acre site would be considered a covered project under the SCVHP and, as such, would be subject to conditions and fees of the SCVHP. Failure to comply with the SCVHP would constitute a significant impact under CEQA.

Compliance with the SCVHP includes payment of fees consistent with the property's designation as an Urban Area, payment of nitrogen deposition fees related to the additional number of residential units and/or anticipated car trips (for non-residential projects) resulting from the development, and any surcharge fees that are required based on site-specific impacts to sensitive habitats or sensitive species.

Although the Geobrowser shows the site to be within Urban-Suburban Fee Zone, Plan Interpretation Clarification #2019-005 clarifies that those properties shown as "Urban-Suburban" on the SCVHP Geobrowser must be verified. We verified the Geobrowser correctly classified the site as "Urban-Suburban". The 2020-2021 SCVHP fees for development of Urban Area lands is \$0 per acre, however, a Nitrogen Deposition Fee would be required at \$5.50 per new vehicle trip. Temporary impact fees, such as for utility trenching, are assessed at a fraction of these fees, including any temporary off-site impacts.

In addition to fees, the project would be required to comply with applicable conditions of the SCVHP. Conditions of the SCVHP, summarized above (Section 3.2.8.2), that would apply to the project include Conditions 1, 3, and 15 (Table 3).

TABLE 3. APPLICABLE SANTA CLARA VALLEY HABITAT PLAN (SCVHP) CONDITIONS OF THE PROPOSED 5863 RUE FERRARI DRIVE PROJECT, LOCATED IN THE CITY OF SAN JOSE, CALIFORNIA		
Condition (page references ICF International 2012)	Applicable to project	Comments/Requirements
Condition 1 (page 6-7). Avoid Direct Impacts on Legally Protected Plant and Wildlife Species	Applies	This condition requires actions conducted under the SCVHP to comply with existing laws protecting plant and wildlife species including those species not covered as part of the SCVHP. This requires compliance with Migratory Bird Treaty Act, which prohibits killing or possessing covered migratory birds, their young, nests, feathers, or eggs. Several species of nesting bird that could use the project site are protected by the MBTA. Project mitigations for pre-construction surveys for migratory birds, including for burrowing owls, ensures compliance with this condition.
Condition 2 (page 6-9). Incorporate Urban-Reserve System Interface Design Requirements	N/A	The project is not interfacing with the reserve system.
Condition 3 (page 6-12). Maintain Hydrologic Conditions and Protect Water Quality	Applies	This condition requires all projects to incorporate appropriate measures itemized in the SCVHP’s Table 6-2 (refer to ICF International 2012) to minimize indirect and direct effects to covered species and their aquatic habitat. This condition also requires the local jurisdiction (i.e. the City of San Jose) to verify that all appropriate measures from Table 6-2 are implemented. Measures from Table 6-2 should be incorporated into project engineering and SWPPP plans.
Condition 4 (page 6-14). Avoidance and Minimization for In-Stream Projects	N/A	The project will not impact streams.
Condition 5 (page 6-18). Avoidance and Minimization Measures for In-Stream Operations and Maintenance	N/A	The project will not impact streams.
Condition 6 (Page 6-21). Design and Construction Requirements for Covered Transportation Projects	N/A	The project is not a transportation project.
Condition 7 (page 6-28). Rural Development Design and Construction Requirements	N/A	The project is within the urban service area and is not a rural development.
Condition 8 (page 6-35). Implement Avoidance and Minimization Measures for Rural Road Maintenance	N/A	The project does not involve rural road maintenance.
Condition 9 (page 6-37). Prepare and Implement a Recreation Plan	N/A	The project is not part of the Reserve System.
Condition 10 (page 6-42). Fuel Buffer	N/A	A fuel buffer is not required for this project.

TABLE 3. APPLICABLE SANTA CLARA VALLEY HABITAT PLAN (SCVHP) CONDITIONS OF THE PROPOSED 5863 RUE FERRARI DRIVE PROJECT, LOCATED IN THE CITY OF SAN JOSE, CALIFORNIA		
Condition (page references ICF International 2012)	Applicable to project	Comments/Requirements
Condition 11 (page 6-44). Stream and Riparian Setbacks	N/A	Coyote Creek is a Category 1 Stream under the SCVHP and is adjacent to the project site to the northeast. The project is the re-development of an existing developed site and as such the project will be in compliance with Condition 11.
Condition 12 (page 6-56). Wetland and Pond Avoidance and Minimization	N/A	The project will not impact wetlands or ponds.
Condition 13 (page 6-58). Serpentine and Associated Covered Species Avoidance and Minimization	N/A	Serpentine habitat and species are absent.
Condition 14 (page 6-60). Valley Oak and Blue Oak Woodland Avoidance and Minimization	N/A	Valley and blue oak woodlands are absent.
Condition 15 (page 6-62). Western Burrowing Owl	Applies	Although the site is outside the burrowing owl fee zone, burrowing owls may occur directly adjacent to the site or onsite, and therefore, in order to comply with Condition 1, this project must also comply with Condition 15, including preconstruction surveys and avoidance measures for owls and nests, and requirements for construction monitoring. Measure 3.3.6 (above) defines the required actions for compliance with this condition.
Condition 16 (page 6-68) Least Bell's Vireo	N/A	The project does not occur within the Pajaro Watershed, the only watershed currently associated with this species in the SCVHP coverage area. Additionally, the project does not occur within 250 feet of SCVHP-mapped least Bell's vireo habitat.
Condition 17 (page 6-69) Tricolored Blackbird	N/A	Suitable habitat for the tricolored blackbird is absent from the site; additionally, the project does not occur within 250 feet of SCVHP-mapped tricolored blackbird habitat.
Condition 18 (page 6-71) San Joaquin Kit Fox	N/A	Project is outside of modeled habitat for the San Joaquin kit fox.
Condition 19 (page 6-74). Plant Salvage when Impacts are Unavoidable	N/A	Covered plants are absent.
Condition 20 (page 6-76). Avoid and Minimize Impacts to Covered Plant Occurrences	N/A	Covered plants are absent.

Implementation of the measures listed and described above, including payment of nitrogen deposition fees and compliance with Conditions 1, 3, and 15, would ensure that the project does not conflict with the SCVHP. To ensure compliance, it is recommended that the project proponent thoroughly review the identified sections of the SCVHP, including Table 6-2.

Mitigation. No mitigation is warranted.

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Updated Arborist Report

5853 and 5863 Rue Ferrari
San Jose, CA

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Updated October 21, 2021
Original Report: January 2021

**Updated Arborist Report
5853 and 5863 Rue Ferrari
San Jose, CA**

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Updated Arborist Report 5853 and 5863 Rue Ferrari San Jose, CA

Executive Summary

Duke Realty is involved in the redevelopment of the subject property in San Jose, CA. The site currently consists of two commercial buildings with associated parking, landscaping, walkways, and outdoor recreational areas. Development plans depict a complete re-development of the site – existing buildings, landscaping, and paved areas will be replaced by a warehouse with a new parking lot, landscaping, and storm treatment areas.

HortScience | Bartlett Consulting, a Division of The F.A. Bartlett Tree Expert Company, was asked to survey the trees within and immediately adjacent to the proposed work area. Three hundred and forty-five (345) trees at least 6' in height were evaluated. Fifteen (15) trees were growing offsite. The species composition was undiverse (only 17 species were represented) and was typical of developed properties in San Jose. Species native to the Northern California area included coast live oak, California buckeye, Western sycamore, valley oak, and coast redwood.

In total, tree conditions ranged from poor (30 trees) to good (187 trees) with 128 trees in fair condition (Table 1). Furthermore, 124 trees were highly suitable for preservation, 189 were moderately suitable, and 32 were poorly suited (Table 2).

The City of San Jose protects trees with trunk diameters of 12" or greater (Municipal Code Chapter 13.32). For multi-trunked trees, the sum of all stem measurements equals the trunk diameter for ordinance and mitigation purposes. Based on this definition, 246 *Ordinance Sized* trees were included in this assessment. These trees cannot be removed without a permit. Protected status of trees is provided in the **Tree Assessment** exhibit.

On October 14, 2021 I re-evaluated impacts to trees using updated site plans prepared by HPA Architecture, dated 10-14-2021. Changes were made to grading and the parking to enable more tree preservation. I modified my recommendations for tree removal and the mitigation calculations accordingly.

Based on my evaluation of the plans:

- Two hundred and twenty-seven (227) on-site trees will be removed due to their proximity to impactful proposed work.
 - One hundred and forty-eight (148) are considered *Protected*.
- Sixty-five (65) trees can be preserved with minimal to moderate impacts.
 - Fifty-two (52) are considered *Protected*.
- Fifty-three (53) trees may be potentially preserved (depending on tree root locations and scope of finalized work) with moderate to severe impacts.
 - Forty-six (46) are considered *Protected*.

Introduction and Overview

Duke Realty is involved in the re-development of the subject property in San Jose, CA. The site currently consists of two commercial buildings with associated parking, landscaping, walkways, and outdoor recreational areas. Development plans depict a complete re-development of the site – existing buildings, landscaping, and paved areas will be replaced by a warehouse with a new parking lot, landscaping, and storm treatment areas. This report is preliminary because surveyed tree locations were not included on finalized plan sets.

On October 14, 2021 I re-evaluated impacts to trees using updated site plans prepared by HPA Architecture, dated 10-14-2021. Changes were made to grading and the parking to enable more tree preservation. I modified my recommendations for tree removal and the mitigation calculations accordingly.

HortScience | Bartlett Consulting, a Division of The F.A. Bartlett Tree Expert Company, was asked to survey the trees within and immediately adjacent to the proposed work area. Three hundred and forty-five (345) trees at least 6' in height were evaluated. Fifteen (15) trees were growing offsite. The species composition was undiverse (only 17 species were represented) and was typical of developed properties in San Jose. Native species included California fan palm, coast live oak, California buckeye, Western sycamore, valley oak, and coast redwood.

This report provides the following information:

1. Assessment of the health, structural condition, and suitability for preservation of the trees located on and adjacent to the proposed project area based on a visual inspection from the ground.
2. Calculation of standard tree replacement requirements.
3. Preliminary guidelines for tree preservation during the design, construction, and maintenance phases of development.
4. An assessment map with approximate tree tag locations.
5. Preliminary tree disposition recommendations.

Tree Assessment Methods

Trees were assessed on January 12 and 14, 2021. The assessment included trees within and with crown overhanging the proposed work area. The assessment procedure consisted of the following steps:

1. Identifying the tree species;
2. Tagging each tree with a numerically coded metal tag and recording its location on a map. Off-site and inaccessible trees with canopy overhanging the work area were not tagged and were assessed from the subject property;
3. Measuring the trunk diameter of each tree 4" in trunk diameter and larger at a point 54" above grade;
4. Evaluating health and structure based on a visual inspection from the ground:
 - Good (4-5)** A healthy tree that may have a slight decline in vigor, small amount of twig dieback, and minor structural defects that could be corrected.
 - Fair (3)** Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, and moderate structural defects that might be mitigated with regular care.
 - Poor (1-2)** Tree in decline, epicormic growth, extensive dieback of medium to large branches, and significant structural defects that cannot be abated.
5. 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.

- High** Trees with good health and structural stability that have the potential for longevity at the site.
- Moderate** Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.
- Low** Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Three hundred and forty-five (345) trees representing 17 species were evaluated and were numbered 130 – 151 (Table 1). Descriptions of each tree are found in the **Tree Assessment Data Tables** and approximate locations are plotted on the **Tree Assessment Map** (see Exhibits).

In total, tree 15 trees were growing offsite. The species composition was undiverse (only 17 species were represented) and was typical of developed properties in San Jose. Species native to the Northern California area included coast live oak, California buckeye, Western sycamore, valley oak, and coast redwood.

**Table 1. Condition ratings and frequency of occurrence of trees
5853 and 5863 Rue Ferrari
San Jose, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Japanese maple	<i>Acer palmatum</i>	-	-	1	1
California buckeye	<i>Aesculus californica</i>	-	-	3	3
Raywood ash	<i>Fraxinus angustifolia</i> 'Raywood'	5	7	1	13
Evergreen ash	<i>Fraxinus uhdei</i>	-	-	8	8
Crape myrtle	<i>Lagerstroemia indica</i>	-	-	3	3
Nichol's willowleafed peppermint	<i>Eucalyptus nicholii</i>	1	-	2	3
Aleppo pine	<i>Pinus halepensis</i>	3	16	6	25
Western sycamore	<i>Platanus racemosa</i>	-	1	1	2
London plane	<i>Platanus x hispanica</i>	1	2	8	11
Purpleleaf plum	<i>Prunus cerasifera</i>	6	8	3	17
Japanese flowering cherry	<i>Prunus serrulata</i>	1	-	1	2
Callery pear	<i>Pyrus calleryana</i>	8	45	23	76
Coast live oak	<i>Quercus agrifolia</i>	4	45	59	108
Valley oak	<i>Quercus lobata</i>	-	1	15	16
Coast redwood	<i>Sequoia sempervirens</i>	1	3	35	39
California fan palm	<i>Washingtonia filifera</i>	-	-	17	17
Mexican fan palm	<i>Washingtonia robusta</i>	-	-	1	1
Total		30	128	187	345

Coast live oak was the most frequently occurring species (31% of the inventory). One hundred and eight (108) coast live oaks grew, often in narrow planters, around the parking lot that surrounded the existing buildings (Photo 1). Coast live oak #318 was located offsite. Tree conditions ranged from poor (four trees) to good (59 trees) with 45 trees in fair condition. Trunk diameters ranged widely from 4 to 29" with an average of 15". When they had adequate growing space, the crowns of the coast live oaks were dense and spreading. Conversely, canopies were thinner and smaller where larger coast live oaks suppressed and shaded out smaller oaks.



Photo 1 – Many coast live oaks were growing in narrow parking lot planters.

Seventy-six (76) callery pears were included in the assessment (Photo 2). Tree conditions ranged from poor (eight trees) to good (23 trees) with 45 trees in fair condition. Trunk diameters ranged widely from 5 to 20" with an average of 12". Most of the callery pears had been clearance pruned adjacent to street lights and parking lot areas- lower branches were removed and resulted in high crowns (Photo 2). The callery pears also often had multiple stems or codominant stems that arose from the same point. This type of growth can result in weakly attached stems.



Photo 2 – The callery pears were pruned for clearance. Some had poor structure from heading cuts.

Thirty-nine (39) coast redwoods were growing along existing buildings. Coast redwood was the species with trees in the best condition with one tree in poor condition, 35 trees in good condition with vigorous, and three trees in fair condition. Trunk diameters ranged widely from 4 to 29" with an average of 15". Nearly all the coast redwoods had been clearance pruned to heights above adjacent buildings (Photo 3, next page).

Twenty-five (25) allepo pines were assessed (Photo 4, next page). Tree conditions ranged from poor (three trees) to good (six trees) with 16 trees in fair condition. Trunk diameters ranged from 22 to 34" with an

average of 26". The pines were all mature in development. Most of the trees had upright forms and were clearance pruned with high, spreading crowns. Aleppo pines #31, 311, 321, and 339 had trunks that leaned or swept, which may make the trees more prone to failure if the trees haven't not put on enough compensatory growth.

Seventeen (17) purpleleaf plums were assessed around the existing buildings and parking lots. Tree conditions ranged from poor (six trees) to good (three trees) with eight trees in fair condition. Trunk diameters ranged from four to 15" with an average of 9". Purpleleaf plums #191-194 had developed one sided, small crowns due to their proximity to the adjacent existing building. Purpleleaf plums #275-277 were in poor condition and exhibited signs of trunk and root decay.

Sixteen (16) valley oaks were included in the assessment. Tree conditions ranged from fair (one tree) to good (15 trees). Trunk diameters ranged from 8 to 25" with an average of 15". As is typical of mature species with adequate growing space, most of the valley oaks had vigorous, spreading crowns and codominant structure.

The remaining 11 species comprised 19% of the trees assessed. The most noteworthy of these included:

- seventeen (17) California fan palms and one Mexican fan palms growing adjacent to the existing buildings. The palms were all in good condition with vigorous growth and typical form and structure.
- three Nichol's willowleafed peppermints were large, prominent trees growing in parking lot planters. Two were in good condition and #338 was in poor condition with a severe lean over the adjacent parking lot (Photo 5).
- thirteen (13) raywood ashes were in poor (five trees) to good (one tree) condition with seven trees in fair condition. Five were growing offsite.
- eight evergreen ash were in good condition with spreading, vigorous crowns.



Photo 3 – The coast redwoods had been clearance pruned to heights above adjacent buildings.



Photo 4 – Many Aleppo pines were assessed along the perimeter of the property.

The City of San Jose protects trees with trunk diameters of 12" or greater (Municipal Code Chapter 13.32). For multi-trunked trees, the sum of all stem measurements equals the trunk diameter for ordinance and mitigation purposes. Based on this definition, 246 *Ordinance Sized* trees were included in this assessment. These trees cannot be removed without a permit. Protected status of trees is provided in the **Tree Assessment** exhibit.

Protected trees may not be removed without a permit. *Protected* trees are identified in the **Tree Assessment Data Tables** (see Exhibits).

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. 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.



Photo 5 – Nichol's willowleafed peppermint #338 was in poor condition with a severe lean over the adjacent parking lot.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

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 and coast redwood has relatively good tolerance of construction impacts.
- **Tree age and longevity**
Old trees have limited physiological capacity to adjust to an altered environment.
- **Species invasiveness**
Species that 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 <http://www.cal-ipc.org/plants/inventory/> lists species identified as being invasive. San Jose is part of the Central West Floristic Province. Purpleleaf plum is on the watch list. Mexican fan palm is listed as having moderate invasiveness potential.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see **Tree Assessment** exhibit). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not 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.

**Table 2. Tree suitability for preservation
5853 and 5863 Rue Ferrari
San Jose, CA**

High	These are trees with good health and structural stability that have the potential for longevity at the site. One hundred and twenty-four (124) trees were considered highly suitable for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. One hundred and eighty-nine (189) trees were considered moderately suitable for preservation.
Low	Trees in this category are in poor health or have 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. Thirty-two (32) trees were considered poor candidates for preservation.

Updated Evaluation of Impacts and Recommendations

To assess impacts to trees, I reviewed updated site plans prepared by HPA Architecture, dated 10-14-2021. Grading and parking lot plans were altered to enable more tree preservation. The

plans contained topographic survey information, parking lot paving and curbs, bioretention areas, and new building construction. Proposed work entailed a complete re-development of the site—existing buildings, landscaping, and paved areas will be replaced by a warehouse with a new parking lot, landscaping, and storm treatment areas. Surveyed trunk locations were not plotted on the plans. I estimated the trunk locations and identified trees that would likely be removed and preserved based on those estimates, my evaluation of the proposed work, my notes, and field map.

Construction plans entail a complete re-development of the existing site. Removal of most on-site trees is recommended due to proximity to impactful proposed work. The greatest opportunity for preservation lies with off-site trees and property-line trees that would be less impacted by re-development work. There are also trees in the parking lot located where grading will be minimized that may be potentially preserved.

Based on my evaluation of the plans:

- Two hundred and twenty-seven (227) on-site trees will be removed due to their proximity to impactful proposed work. One hundred and forty-one (141) are considered *Protected*.
 - Most of these trees were growing in planters that are being replaced with either paving or the new warehouse. Others were growing too close in proximity to the existing building to be demolished, where the new warehouse is to be constructed, where bioretention areas are planned, or where extensive grading is planned.
- Sixty-five (65) off-site or property-line trees can be preserved with no to moderate impacts.
 - Fifty-two (52) are considered *Protected*.
 - Some of trees were growing on the adjacent property and had some crown over hanging the property.
 - Crown pruning may be necessary for work clearance.
 - Roots may be impacted during excavation for new landscaping installation, curbs, and minor grade changes. Root pruning to reduce impacts to the trees may be necessary.
 - I anticipate these impacts may be within the trees' thresholds of tolerance, but I recommend coordinating excavation and/or pruning work with the adjacent property owner for off-site trees.
- Fifty-three (53) trees may be potentially preserved (depending on tree root locations and scope of finalized work) with moderate to severe impacts.
 - Fifty-three (53) are considered *Protected*.
 - Crown pruning may be necessary for work clearance.
 - Roots may be impacted during excavation for new landscaping installation, curbs, and minor grade changes. Root pruning to reduce impacts to the trees may be necessary.

Impacts to trees to be retained can be minimized by following the **Tree Preservation Guidelines**.

Tree Mitigation Requirements

The number of trees to be removed, broken into the important categories for replacement purposes, are shown in Table 3. The City of San Jose requires the replacement of removed trees following the ratios shown in Table 4.

**Table 3. Types of trees to be removed by type and diameter
 5853 and 5863 Rue Ferrari
 San Jose, CA**

Diameter of Tree to be Removed	Type of Tree to be Removed		
	Native	Non-Native	Orchard
12 inches or greater (Ordinance Size)	97	51	0
6 - 11 inches	20	51	0
less than 6 inches	1	7	0

Table 4. City of San Jose Mitigation Requirements

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
12 inches or greater	5:1	4:1	3:1	15-gallon container
6 - 11 inches	3:1	2:1	none	15-gallon container
less than 6 inches	1:1	1:1	none	15-gallon container

x:x = tree replacement to tree loss ratio

Note: Trees greater than 12" diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

**Table 5. Replacement of trees being removed
 5853 and 5863 Rue Ferrari
 San Jose, CA**

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
12 inches or greater	485	204	0	15-gallon container
6 - 11 inches	60	102	0	15-gallon container
less than 6 inches	1	7	0	15-gallon container

Based on my evaluation of the plans and the standard replacement ratios for the City of San Jose, I calculated **859 15-gallon trees as the replacement requirement for this project** (Table 5).

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. Due to site constraints, I recommend this option.
- An alternative site(s) could 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 recommendations will help reduce impacts to trees from development as well as maintain and improve their health and vitality through the clearing, grading and construction phases. The key elements of a tree preservation would include:

1. Retaining select trees with high or moderate suitability for preservation.
2. Establishing **TREE PROTECTION ZONE** for each tree to be preserved. **TREE PROTECTION ZONE** should be identified by the Consulting Arborist based on species tolerances, tree condition, trunk diameters, and the nature and proximity of the proposed disturbance.
 - For the purposes of this project, the **TREE PROTECTION ZONES** shall be the extents of the existing trees' planters during construction and demolition work. **TREE PROTECTION ZONES** for trees during landscaping work should be determined and refined when landscaping details are available.
3. Providing supplemental irrigation prior to and during the demolition and construction phases.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE**: No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
3. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
4. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
6. Do not lime the subsoil within 50' of any tree identified for preservation. Lime is toxic to tree roots.

7. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
8. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6' tall chain link. Fences are to remain until all grading and construction is completed.
3. Apply and maintain 4-6" wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2' from the base of tree trunks.
4. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
5. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
 - a. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
 - b. The Consulting Arborist will provide pruning specifications prior to site demolition.
 - c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
 - d. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
6. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
7. 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 Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
8. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**
9. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and

operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project Arborist. The Project Arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.

10. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
6. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
7. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE**. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
8. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
9. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
10. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
11. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
12. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
13. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
14. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting



Jillian Keller, Consulting Arborist and Urban Forester
Certified Arborist and Utility Specialist #WE-12057A
Tree Risk Assessment Qualified (TRAQ)



Exhibits

Tree Assessment Map

Tree Assessment Data Table

Updated Tree Disposition



Tree Assessment

5853 and 5863 Rue Ferrari
San Jose, CA
January 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Raywood ash	15	Yes	3	Moderate	At edge of property; pruned back from street light; codominant at 10'.
2	Raywood ash	20	Yes	3	Moderate	At edge of property; pruned back from street light and adjacent tree; multiple attachments arise at 10'; spreading form.
3	Coast live oak	10	No	3	Moderate	Poor form; codominant at 8'; many topping points with resprouting throughout crown; wounding at base.
4	Aleppo pine	23	Yes	4	High	Trunk sweeps south; typical upright form and structure; surface roots present and damage adjacent parking lot pavement.
5	Coast live oak	20	Yes	4	High	Multiple attachments arise at 8'; vigorous spreading crown; pruned for clearance over parking lot.
6	Coast live oak	7	No	3	Moderate	Thin high crown; suppressed by neighboring trees.
7	Coast live oak	19	Yes	4	High	Multiple attachments arise at 7'; vigorous growth; epicormic sprouting at pruning wounds; pruned for clearance over adjacent property and parking lot.
8	Aleppo pine	24	Yes	4	High	Multiple attachments arise at 20'; typical upright form and structure; trunk sweeps East.
9	Coast live oak	14	Yes	3	Moderate	Thin high crown; significant lower crown clearance pruning; codominant at 10'.
10	Coast live oak	23	Yes	3	Moderate	Thin high crown; significant lower crown clearance pruning; codominant at 8'.
11	Coast live oak	16	Yes	3	Moderate	Thin high crown; significant lower crown clearance pruning; codominant at 6'.
12	Coast live oak	19	Yes	3	Moderate	Thin high crown; significant lower crown clearance pruning; codominant at 12

Tree Assessment

5853 and 5863 Rue Ferrari
San Jose, CA
January 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
13	Coast live oak	18	Yes	3	Moderate	Thin high crown; significant lower crown clearance pruning; codominant at 12
14	Callery pear	9	No	2	Low	Poor structure; basal decay present; significant clearance pruning; trunk sweeps East.
15	Aleppo pine	23	Yes	3	Moderate	Trunk sweeps East; typical upright form and structure; previous branch failure; one sided crown to the east.
16	Aleppo pine	27	Yes	4	High	Typical upright form and structure; headed back from adjacent property.
17	Aleppo pine	26, 20, 15	Yes	4	High	Multiple attachments arise at 1' and 5'; spreading crown.
18	Coast live oak		Yes	4	High	Multiple attachments arise at 7'; spreading crown; headed back from adjacent property; vigorous growth.
19	Coast live oak	15	Yes	3	Moderate	Moderate dieback; thin crown; headed back from adjacent property.
20	Coast live oak	11	No	2	Low	Trunk sweeps south; epicormic sprouting along trunk; codominant at 5'; clearance pruned.
21	Coast live oak	21	Yes	3	Moderate	Multiple attachments arise at 7'; minor twig dieback; spreading crown.
22	Aleppo pine	25	Yes	4	High	Typical upright form and structure; trunk bows south.
23	Coast live oak	17	Yes	5	High	Full vigorous spreading crown; multiple attachments arise at 7'.
24	Coast live oak	17	Yes	4	Moderate	Full vigorous crown; codominant at 6'; minor dieback; slightly suppressed.
25	Coast live oak	27	Yes	5	High	Full vigorous spreading crown; multiple attachments arise at 7'.
26	Coast live oak	9	No	3	Moderate	Previously topped at 7'; internal decay in trunk; suppressed.
27	Coast live oak	25	Yes	5	High	Multiple attachments arise at 7'; full vigorous spreading crown.
28	Coast live oak	19	Yes	5	High	Multiple attachments arise at 8'; full vigorous spreading crown.
29	Coast live oak	17	Yes	4	High	Codominant at 10'; full spreading crown; crown slightly one sided to the north.

Tree Assessment

5853 and 5863 Rue Ferrari
San Jose, CA
January 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
30	Aleppo pine	19,16	Yes	3	Moderate	Trunk and crown lean East over parking lot; typical form and structure.
31	Aleppo pine	27	Yes	3	Moderate	Trunk and crown lean East over parking lot; typical form and structure; codominant at 18'.
32	Coast live oak	14	Yes	4	High	Multiple attachments arise at 7'; spreading crown with minor twig dieback.
33	Coast live oak	20	Yes	4	High	Multiple attachments arise at 6'; spreading crown with minor twig dieback.
34	Coast live oak	17	Yes	4	High	Multiple attachments arise at 7'; spreading upright crown with minor twig dieback.
35	Coast live oak	18	Yes	4	High	Multiple attachments arise at 10'; spreading upright crown with minor twig dieback.
36	Coast live oak	18	Yes	4	High	Multiple attachments arise at 10'; spreading upright crown with minor twig dieback.
37	Coast live oak	14	Yes	2	Low	Suppressed and topped at 8'; crown one sided to the south; decay in trunk.
38	Coast live oak	25	Yes	5	High	Multiple attachments arise at 10' and 12' with included bark; spreading upright crown with minor twig dieback.
39	Coast live oak	5	No	3	Moderate	Suppressed beneath canopy; multiple attachments arise at 7'; swollen base.
40	Coast live oak	21	Yes	4	High	Multiple attachments arise at 8'; fused stems present; minor dieback; spreading crown.
41	Coast live oak	4	No	4	High	Good young tree volunteer.
42	Coast live oak	20	Yes	4	High	Multiple attachments arise at 7'; spreading crown with minor dieback.
43	Coast live oak	16	Yes	4	High	Multiple attachments arise at 7'; spreading crown with minor dieback.

Tree Assessment

5853 and 5863 Rue Ferrari
San Jose, CA
January 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
44	Coast live oak	12	Yes	3	Moderate	Codominant at 10'; suppressed crown and crossing branches.
45	Coast live oak	25	Yes	4	High	Multiple attachments arise at 7'; typical spreading vigorous crown with minor dieback.
46	Coast live oak	7,7,5	Yes	3	Moderate	Multiple attachments arise at base; large shrubby volunteer.
47	London plane	15	Yes	2	Low	Basal sound and significant internal decay; chain wrapped around trunk; significant dieback.
48	London plane	12	Yes	5	High	Good upright form and structure; vigorous growth.
49	London plane	21	Yes	4	High	Good upright form and structure; vigorous growth; multiple attachments arise at 10'; epicormic growth.
50	Callery pear	8	No	3	Moderate	High crown; clearance pruned; multiple attachments arise at 8'.
51	Callery pear	7	No	3	Moderate	High crown; clearance pruned; multiple attachments arise at 8'.
52	Coast live oak	11	No	3	Moderate	Unusually asymmetric form; crown heavy to the south; swollen compensatory buttress root.
53	Coast live oak	25	Yes	4	High	Multiple attachments arise at 12'; large spreading crown; in narrow island.
54	Coast live oak	14	Yes	4	High	Multiple attachments arise at 12'; large spreading high crown; in narrow island; clearance pruned.
55	Callery pear	9	No	3	Moderate	High crown; clearance pruned; adjacent to fire hydrant; surface roots; multiple attachments arise at 7'.
56	Coast live oak	23	Yes	4	High	Codominant at 20'; large spreading high crown; in narrow island; clearance pruned with high crown one sided to the north.
57	Coast live oak	21	Yes	4	High	Codominant at 7'; vigorous spreading crown; in narrow planter.

Tree Assessment

5853 and 5863 Rue Ferrari
San Jose, CA
January 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
58	Coast redwood	21	Yes	4	Moderate	Lower branches removed for adjacent building clearance; typical structure.
59	Coast redwood	19	Yes	4	Moderate	Lower branches removed for adjacent building clearance; typical structure.
60	Coast live oak	15	Yes	4	High	Multiple attachments arise at 8'; spreading form with minor dieback; pavement displacement; minor dieback.
61	Coast live oak	19	Yes	4	High	Multiple attachments arise at 8'; spreading form with minor dieback; pavement displacement; minor dieback.
62	Coast live oak	7	No	3	Moderate	Multiple attachments arise at 6'; suppressed crown with moderate dieback.
63	Coast live oak	14	Yes	4	High	Multiple attachments arise at 6'; clearance pruned; in narrow planter; spreading crown; minor dieback.
64	Coast live oak	19	Yes	4	High	Codominant at 6' and 8'; clearance pruned; in narrow planter; spreading crown; minor dieback.
65	Coast live oak	8	No	4	High	Multiple attachments arise at 10'; clearance pruned; in narrow planter; spreading crown; minor dieback.
66	Coast live oak	16	Yes	4	High	Codominant at 6 and 8', clearance pruned; in narrow planter; spreading crown; minor dieback; surface root and basal swelling.
67	Callery pear	11	No	3	Low	Good upright form; multiple attachments arise at 7'; clearance pruned.
68	Callery pear	8	No	3	Moderate	High crown; clearance pruned; ca 7'.
69	Callery pear	10	No	2	Low	High crown; clearance pruned; codominant at 12'; signs of trunk decay; one sided crown.
70	Callery pear	10	No	3	Moderate	Clearance pruned; multiple attachments arise at 8'; one sided crown.

Tree Assessment

5853 and 5863 Rue Ferrari
San Jose, CA
January 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
71	Coast live oak	22	Yes	4	High	Codominant at 7' and 8'; large spreading vigorous crown; in narrow planter; minor dieback.
72	Coast live oak	11	No	4	High	Slightly thin crown adjacent to street light; ca 6'; minor dieback.
73	Callery pear	11	No	3	Moderate	Multiple attachments arise at 6'; pruned for clearance from street light and parking lot; upright form.
74	Coast live oak	16	Yes	3	Moderate	Codominant at 6'; spreading vigorous crown with minor dieback; signs of decay in trunk; in narrow planter.
75	Coast live oak	22	Yes	4	High	Codominant at 13'; spreading vigorous crown with minor dieback; in narrow planter and adjacent to drain; damaging curb and pavement.
76	Coast live oak	9	No	4	High	In narrow planter; ca 6'; spreading vigorous crown with minor dieback.
77	Coast live oak	18	Yes	4	High	In narrow planter; multiple attachments arise at 7'; spreading vigorous crown with minor dieback.
78	Coast live oak	13	Yes	4	High	In narrow planter; codominant at 8'; spreading vigorous crown with minor dieback.
79	Coast live oak	8	No	3	Moderate	In narrow planter; codominant at 7'; spreading thin crown with minor dieback.
80	Coast live oak	18	Yes	3	Moderate	In narrow planter; multiple attachments arise at 7'; spreading thin crown with minor dieback.
81	Coast live oak	15	Yes	4	High	In narrow planter; codominant at 6 and 8'; spreading vigorous crown with minor dieback.
82	Coast live oak	8	No	3	Moderate	In narrow planter; codominant at 6' and 7'; small vigorous crown with minor dieback.
83	Coast live oak	8	No	3	Moderate	In narrow planter; codominant at 5 and 7'; spreading vigorous crown with minor dieback.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
84	Coast live oak	16	Yes	3	Moderate	In narrow planter; multiple attachments arise at 6.5'; spreading vigorous crown with minor dieback; previous branch failure.
85	Callery pear	12	Yes	3	Moderate	Multiple attachments arise at 7'; upright spreading form.
86	Callery pear	17	Yes	4	High	Good upright form and structure; clearance pruned; multiple attachments arise at 10'; vigorous crown.
87	Coast live oak	24	Yes	4	High	Clearance pruned; multiple attachments arise at 7'; spreading vigorous crown with minor dieback; in narrow planter.
88	Coast live oak	11	No	3	Moderate	Multiple attachments arise at 7'; crossing fused branches; suppressed one sided crown.
89	Callery pear	6	No	4	Moderate	Good upright form and structure; codominant at 7'; clearance pruned.
90	Callery pear	14	Yes	4	Moderate	Good upright form and structure; multiple attachments arise at 7'; clearance pruned; spreading crown.
91	Callery pear	11	No	3	Moderate	Multiple fused attachments arise at 7'; clearance pruned; one sided crown.
92	Callery pear	8	No	2	Low	Multiple attachments arise at 7'; clearance pruned; one sided small suppressed crown.
93	Coast live oak	16	Yes	4	High	In narrow planter; multiple attachments arise at 7' spreading vigorous crown.
94	Coast live oak	17	Yes	4	High	In narrow planter; multiple attachments arise at 7' and 8'; spreading vigorous crown; uplifting pavement.
95	Coast live oak	15	Yes	3	Moderate	In narrow planter; multiple attachments arise at 7'; spreading thin crown; uplifting pavement.
96	Coast live oak	11	No	3	Moderate	In narrow planter; multiple attachments arise at 7'; spreading thin crown.
97	Coast live oak	4	No	2	Low	Damaged trunk; significant dieback.
98	Coast live oak	18	Yes	4	High	In narrow planter; ca 8'; spreading vigorous crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
99	Coast live oak	6	No	3	Moderate	In narrow planter; ca 5 and 5.5' 8'; small thin crown.
100	Coast live oak	7	No	3	Moderate	In narrow planter; ca 7'; small thin crown.
101	Coast live oak	7	No	3	Moderate	In narrow planter; multiple attachments arise at 5'; small thin crown.
102	Purpleleaf plum	5	No	3	Moderate	Multiple attachments arise at 5.5'; typical upright form and structure.
103	Callery pear	19	Yes	4	High	Good upright form and structure; multiple attachments arise at 7'; vigorous crown.
104	California fan palm	24	Yes	4	High	25' of brown trunk; some dead hanging fronds.
105	California fan palm	29	Yes	4	High	35' of brown trunk; some dead hanging fronds.
106	Callery pear	13	Yes	3	Moderate	Between building and parking lot; clearance pruned; multiple attachments arise at 8'; epicormic growth; upright form.
107	Callery pear	8	No	3	Moderate	Between building and parking lot; clearance pruned; multiple attachments arise at 8'; epicormic growth; upright form.
108	Callery pear	10	No	3	Moderate	Between building and parking lot; clearance pruned; multiple attachments arise at 9'; epicormic growth; upright form; crown one sided.
109	Callery pear	10	No	2	Low	Between building and parking lot; clearance pruned; multiple attachments arise at 7'; epicormic growth; upright form; basal decay.
110	Coast redwood	14	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
111	Coast redwood	15	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
112	Coast redwood	21	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
113	Coast redwood	19	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
114	Coast redwood	17	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
115	Coast redwood	22	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
116	Coast redwood	22	Yes	2	Low	Between building and parking lot; clearance pruned to the top of the building; topped at 40'.
117	Coast redwood	23	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
118	Coast redwood	21	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
119	Coast redwood	19	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
120	Coast redwood	14	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
121	Coast redwood	15	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
122	Coast redwood	14	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
123	Coast redwood	15	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
124	Western sycamore	15	Yes	3	Moderate	Between building and parking lot; multiple attachments arise at 15'; two stems crossed and fused; vigorous spreading crown.
125	Coast redwood	21	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
126	Coast redwood	19	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
127	Coast redwood	17	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
128	Coast redwood	17	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
129	Coast redwood	23	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
130	Coast redwood	18	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
131	Western sycamore	27	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; multiple attachments arise at 15'.
132	Coast redwood	13	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
133	Coast redwood	13	Yes	3	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form; suppressed.
134	Coast redwood	14	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
135	Coast redwood	18	Yes	4	Moderate	Between building and parking lot; clearance pruned to the top of the building; vigorous growth; typical form.
136	Callery pear	9	No	3	Moderate	Codominant at 7 and 8'; typical spreading vase form; clearance pruned.
137	Coast live oak	17	Yes	3	Moderate	In narrow planter; multiple attachments arise at 8'; thin spreading crown.
138	Coast live oak	16	Yes	3	Moderate	In narrow planter; multiple attachments arise at 9'; thin spreading crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
139	Coast live oak	12	Yes	3	Moderate	In narrow planter; multiple attachments arise at 7'; thin spreading crown.
140	Coast live oak	18	Yes	4	High	In narrow planter; multiple attachments arise at 7'; vigorous spreading crown.
141	Coast live oak	12	Yes	4	High	In narrow planter; multiple attachments arise at 7'; vigorous spreading crown.
142	Coast live oak	13	Yes	3	High	In narrow planter; multiple attachments arise at 7'; slightly one sided vigorous crown.
143	Coast live oak	15	Yes	4	High	In narrow planter; multiple attachments arise at 6'; spreading vigorous crown.
144	Coast live oak	14	Yes	2	Low	In narrow planter; ca 7'; one sided suppressed thin crown.
145	Coast live oak	22	Yes	4	High	In narrow planter; multiple attachments arise at 7'; spreading vigorous crown; minor dieback; curb damage.
146	Callery pear	8	No	3	Moderate	Multiple attachments arise at 8'; one sided suppressed crown; upright form.
147	Callery pear	8	No	3	Moderate	Multiple attachments arise at 8'; one sided suppressed crown; upright form.
148	Valley oak	16	Yes	5	High	Codominant at 10' with included bark; spreading vigorous crown.
149	Valley oak	15	Yes	4	High	Multiple attachments arise at 13'; spreading vigorous crown with minor dieback; crown slightly one sided to the west; clearance pruned.
150	Valley oak	15	Yes	4	High	Multiple attachments arise at 15'; spreading vigorous crown with minor dieback; clearance pruned; crown slightly one sided to the west.
151	Valley oak	15	Yes	4	High	Multiple attachments arise at 15'; spreading vigorous crown with minor dieback; clearance pruned.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
152	London plane	18	Yes	4	High	Codominant at 7'; spreading vigorous crown.
153	London plane	5	No	3	Moderate	Young tree slightly suppressed beneath canopy; crown leans south.
154	London plane	8	No	4	High	Codominant at 15'; typical upright form and structure; vigorous crown.
155	Valley oak	13	Yes	4	High	Codominant at 12'; typical upright and spreading form and structure; vigorous crown.
156	Valley oak	15	Yes	4	High	Codominant at 25'; typical upright and spreading form and structure; vigorous crown.
157	Valley oak	21	Yes	4	High	Codominant at 17 and 20'; typical upright and spreading form and structure; vigorous crown.
158	Valley oak	13	Yes	4	High	Codominant at 12'; typical upright and spreading form and structure; vigorous crown.
159	Valley oak	11	No	4	High	Codominant at 12'; typical upright and spreading form and structure; vigorous crown; crown bows north slightly.
160	Valley oak	11	No	4	High	Codominant at 12'; typical upright and spreading form and structure; vigorous crown; crown bows south slightly.
161	Valley oak	25	Yes	4	High	Codominant at 13'; typical upright and spreading form and structure; vigorous crown; crown bows south slightly.
162	California buckeye	11,5,3	Yes	4	High	Multiple attachments arise at 1'; low branching spreading shrubby form.
163	Coast live oak	3,3,2	No	4	High	Multiple attachments arise at 1'; low branching and shrubby.
164	London plane	11	No	4	High	Multiple attachments arise at 6'; clearance pruned; spreading vigorous crown.
165	London plane	14	Yes	4	High	Good upright form and structure; spreading vigorous crown.
166	Valley oak	17	Yes	4	High	Good upright form and structure; spreading vigorous crown, codominant at 8'.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
167	Valley oak	18	Yes	4	High	Good upright form and structure; spreading vigorous crown; clearance pruned, multiple attachments arise at 8'.
168	California buckeye	7,5,4,4,4	Yes	4	High	Multiple attachments arise at 1'; low branching spreading shrubby form.
169	California buckeye	8,6,4,4,4,4	Yes	4	High	Multiple attachments arise at 1'; low branching spreading shrubby form.
170	London plane	12	Yes	4	High	Codominant at 12' with a wide attachment; spreading vigorous crown; clearance pruned.
171	London plane	11	No	3	Moderate	Good upright form; topped at 30'; pollarded.
172	London plane	15	Yes	4	High	Good upright form; crown slightly one sided; clearance pruned; vigorous growth.
173	Valley oak	12	Yes	4	High	Codominant at 10 and 12'; spreading and vigorous crown.
174	Valley oak	8	No	3	Moderate	Codominant at 12'; spreading and slightly one sided crown.
175	Valley oak	15	Yes	4	High	Codominant at 12' and 13'; spreading and slightly one sided vigorous crown.
176	Callery pear	17	Yes	4	Moderate	Good upright form and structure, multiple attachments arise at 13'; clearance pruned.
177	Callery pear	14	Yes	3	Moderate	Good upright form and structure, ca 10'; clearance pruned and topped and headed back.
178	Coast redwood	19	Yes	4	Moderate	Typical upright form and structure; clearance pruned above adjacent building.
179	Coast redwood	11	No	3	Moderate	Typical upright form and structure; clearance pruned above adjacent building; slightly suppressed and thin.
180	Coast redwood	14	Yes	4	Moderate	Typical upright form and structure; clearance pruned above adjacent building.
181	Coast redwood	14	Yes	4	Moderate	Typical upright form and structure; clearance pruned above adjacent building.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
182	Coast redwood	13	Yes	3	Moderate	Typical upright form and structure; clearance pruned above adjacent building; slightly suppressed and thin.
183	Coast redwood	18	Yes	4	Moderate	Typical upright form and structure; clearance pruned above adjacent building.
184	Callery pear	13	Yes	3	Moderate	Typical upright form and structure; multiple fused attachments arise at 10'; clearance pruned.
185	Coast redwood	19	Yes	4	Moderate	Typical upright form and structure; clearance pruned above adjacent building.
186	Coast redwood	17	Yes	4	Moderate	Typical upright form and structure; clearance pruned above adjacent building.
187	Callery pear	6	No	3	Moderate	Multiple attachments arise at 6'; small suppressed crown adjacent to building.
188	Callery pear	5	No	3	Moderate	Good structure; small suppressed crown adjacent to building.
189	Purpleleaf plum	4	No	3	Moderate	Good structure; small crown adjacent to building.
190	Purpleleaf plum	4	No	3	Moderate	Good structure; small crown adjacent to building; codominant at 5'.
191	Purpleleaf plum	7	No	2	Low	One sided crown; trunk decay; small crown adjacent to building; codominant at 6'.
192	Purpleleaf plum	8	No	3	Moderate	One sided crown; small crown adjacent to building; multiple attachments arise at 6'.
193	Purpleleaf plum	6	No	3	Moderate	One sided crown; small crown adjacent to building; multiple attachments arise at 5'; clearance pruned.
194	Purpleleaf plum	8	No	3	Moderate	One sided crown; small crown adjacent to building; multiple attachments arise at 5'; clearance pruned.
195	Purpleleaf plum	10	No	4	Moderate	Vigorous spreading crown; multiple attachments arise at 7'.
196	Purpleleaf plum	4	No	4	Moderate	Good young tree; vigorous spreading crown; ca 6'.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
197	Japanese flowering cherry	3	No	4	Moderate	Good young tree adjacent to street light, some minor basal wounding.
198	Japanese flowering cherry	3	No	2	Low	Good form and structure, trunk decay and damage.
199	Purpleleaf plum	11	No	4	Moderate	Multiple attachments arise at 6'; typical spreading vase shaped crown.
200	Purpleleaf plum	8	No	3	Moderate	Multiple attachments arise at 5'; typical spreading vase shaped crown; headed back and clearance pruned.
201	Callery pear	16	Yes	4	Moderate	Typical upright form and structure; codominant at 8' with included bark; clearance pruned; heading cuts; vigorous crown.
202	Callery pear	13	Yes	4	Moderate	Typical upright form and structure; multiple attachments arise at 8' with included bark; clearance pruned; heading cuts; vigorous crown.
203	Callery pear	14	Yes	4	Moderate	Typical upright form and structure; multiple attachments arise at 9' with included bark; clearance pruned; heading cuts; vigorous crown.
204	Callery pear	11	No	3	Moderate	Typical upright form and structure; multiple attachments arise at 9' with included bark; clearance pruned; heading cuts; one sided crown.
205	Callery pear	13	Yes	3	Moderate	Typical upright form and structure; codominant at 6' with included bark; clearance pruned; heading cuts; vigorous crown.
206	Callery pear	9	No	4	Moderate	Typical upright form and structure; codominant at 6' with included bark; clearance pruned; vigorous crown.
207	Crape myrtle	4,3,3	No	4	Moderate	Multiple attachments arise at 1'; upright compact form in between buildings.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
208	California fan palm	32	Yes	4	High	30' of brown trunk; vigorous.
209	California fan palm	30	Yes	4	High	30' of brown trunk; vigorous.
210	California fan palm	27	Yes	4	High	30' of brown trunk; vigorous.
211	Callery pear	13	Yes	3	Moderate	Topped at 25' adjacent to building with sprouting; ca 5'.
212	Mexican fan palm	14	Yes	4	High	5' of brown trunk; vigorous volunteer; in between buildings.
213	Callery pear	14	Yes	2	Low	Topped and headed back for clearance; poor structure.
214	Callery pear	10	No	3	Moderate	Pruned for clearance; typical spreading crown; multiple attachments arise at 8'.
215	Coast live oak	8	No	4	High	Good young tree; crown raised, ca 7'; spreading vigorous crown.
216	Callery pear	11	No	4	Moderate	Crown headed back and raised; multiple attachments arise at 8'; spreading vigorous crown.
217	Callery pear	14	Yes	4	Moderate	Crown raised; codominant at 8'; spreading vigorous crown.
218	Callery pear	9	No	4	Moderate	Multiple attachments arise at 8'; typical spreading vase form; clearance pruned; vigorous.
219	Callery pear	12	Yes	3	Moderate	Multiple attachments arise at 8'; typical spreading vase form; clearance pruned; fused stems and epicormic growth; vigorous.
220	Callery pear	11	No	4	Moderate	Multiple attachments arise at 8'; typical spreading vase form; clearance pruned; adjacent to street light; vigorous.
221	Callery pear	15	Yes	3	Moderate	Multiple attachments arise at 8' with narrow attachments; typical spreading vase form; clearance pruned; vigorous.
222	Callery pear	11	No	4	Moderate	Codominant at 10' with narrow attachment; typical spreading vase form; clearance pruned; vigorous.
223	Callery pear	11	No	3	Moderate	Codominant at 10' with narrow attachment; typical spreading vase form; clearance pruned; vigorous; topped.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
224	Callery pear	11	No	3	Moderate	Multiple attachments arise at 10' with narrow attachment; typical spreading vase form; clearance pruned; vigorous; topped.
225	Coast live oak	20	Yes	5	High	Multiple attachments arise at 6' with included bark; typical spreading form; clearance pruned; vigorous.
226	Coast live oak	13	Yes	4	High	Multiple attachments arise at 10' with included bark; typical spreading form; clearance pruned; vigorous; minor twig dieback.
227	Coast live oak	18	Yes	4	High	Multiple attachments arise at 10' with included bark; typical spreading form; clearance pruned; vigorous; minor twig dieback.
228	Coast live oak	17	Yes	4	High	Multiple attachments arise at 10' with included bark; typical spreading form; clearance pruned; vigorous; minor twig dieback.
229	Coast redwood	18	Yes	4	Moderate	Typical form and structure; pruned above building height; vigorous.
230	Coast redwood	15	Yes	4	Moderate	Typical form and structure; pruned above building height; vigorous.
231	Coast redwood	15	Yes	4	Moderate	Typical form and structure; pruned above building height; vigorous.
232	Coast redwood	11	No	4	Moderate	Typical form and structure; pruned adjacent to building; vigorous.
233	Coast redwood	11	No	4	Moderate	Typical form and structure; pruned adjacent to building; vigorous.
234	Callery pear	9	No	3	Moderate	Multiple attachments arise at 6'; clearance pruned and headed back adjacent to building; one sided crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
235	Callery pear	8	No	3	Moderate	Multiple attachments arise at 6'; clearance pruned and headed back adjacent to building; one sided crown; epicormic growth.
236	Callery pear	9	No	3	Moderate	Multiple attachments arise at 6'; clearance pruned and headed back adjacent to building; one sided crown; epicormic growth.
237	Callery pear	6	No	3	Moderate	Multiple attachments arise at 7'; clearance pruned and headed back adjacent to building; one sided crown; epicormic growth.
238	California fan palm	30	Yes	4	High	30' of brown trunk; vigorous; adjacent to building.
239	California fan palm	29	Yes	4	High	28' of brown trunk; vigorous; adjacent to building.
240	California fan palm	32	Yes	4	High	26' of brown trunk; vigorous; adjacent to building.
241	California fan palm	30	Yes	4	High	28' of brown trunk; vigorous; adjacent to building.
242	Crape myrtle	3,3,3	No	4	High	Multiple attachments arise at base; upright vigorous crown.
243	Crape myrtle	3,3,2,2	No	4	High	Multiple attachments arise at base; upright vigorous crown.
244	Callery pear	12	Yes	3	Moderate	Clearance pruned adjacent to building; ca 7'; typical base shaped crown.
245	Callery pear	13	Yes	3	Moderate	Clearance pruned adjacent to and bows away from building; ca 10'; typical base shaped crown.
246	Callery pear	13	Yes	3	Moderate	Clearance pruned adjacent to and bows away from building; ca 10'; typical base shaped crown.
247	Callery pear	12	Yes	3	Moderate	Clearance pruned adjacent to building; ca 10'; typical base shaped crown.
248	Callery pear	12	Yes	3	Moderate	Clearance pruned adjacent to building; ca 8'; typical vase shaped crown; epicormic growth.
249	California fan palm	25	Yes	4	High	35' of brown trunk; vigorous; adjacent to building.
250	California fan palm	27	Yes	4	High	35' of brown trunk; vigorous; adjacent to building.
251	California fan palm	26	Yes	4	High	35' of brown trunk; vigorous; adjacent to building.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
252	Callery pear	13	Yes	4	Moderate	Trunk bows south; multiple attachments arise at 7'; clearance pruned; typical vase shaped crown.
253	Callery pear	16	Yes	4	Moderate	Codominant at 10'; clearance pruned and headed back; typical vase shaped crown; epicormic growth; adjacent to building; vigorous.
254	Callery pear	9	No	4	Moderate	Codominant at 11'; clearance pruned and headed back; typical vase shaped crown; epicormic growth; adjacent to building; vigorous.
255	Purpleleaf plum	15	Yes	3	Moderate	Codominant at 7'; clearance pruned and headed back; typical vase shaped crown; epicormic growth; adjacent to building; vigorous.
256	Callery pear	10	No	3	Moderate	Multiple attachments arise at 8'; clearance pruned and headed back; typical vase shaped crown; epicormic growth; adjacent to building; vigorous.
257	Callery pear	16	Yes	3	Low	Multiple attachments arise at 8'; clearance pruned and headed back and topped; typical vase shaped crown; epicormic growth; adjacent to building; vigorous.
258	Callery pear	14	Yes	3	Low	Multiple attachments arise at 8'; clearance pruned and headed back and topped; typical vase shaped crown; epicormic growth; adjacent to building; vigorous.
259	Callery pear	15	Yes	2	Low	Multiple attachments arise at 10'; clearance pruned and headed back and topped; typical vase shaped crown; epicormic growth; adjacent to building; decay in crown.
260	Callery pear	20	Yes	3	Moderate	Multiple attachments arise at 10'; clearance pruned; typical vase shaped crown; adjacent to building; topped and headed back.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
261	Callery pear	9	No	4	Moderate	Multiple attachments arise at 24'; clearance pruned; typical vase shaped crown; adjacent to building.
262	Japanese maple	5,3	No	4	Moderate	Multiple attachments arise at 1'; spreading vigorous crown between building.
263	California fan palm	27	Yes	4	High	40' of brown trunk; vigorous.
264	California fan palm	28	Yes	4	High	35' of brown trunk; vigorous.
265	California fan palm	32	Yes	4	High	40' of brown trunk; vigorous.
266	California fan palm	26	Yes	4	High	50' of brown trunk; vigorous.
267	California fan palm	24	Yes	4	High	30' of brown trunk; vigorous.
268	Callery pear	7	No	4	Moderate	Good young tree; good form and structure; clearance pruned.
269	Callery pear	15	Yes	4	Moderate	Typical vase shaped vigorous crown; clearance pruned; one sided advent to building; multiple attachments arise at 10'.
270	Callery pear	15	Yes	4	Moderate	Typical vase shaped vigorous crown; clearance pruned; one sided advent to building; multiple attachments arise at 10'.
271	Callery pear	14	Yes	4	Moderate	Typical vase shaped vigorous crown; clearance pruned; one sided adjacent to building; multiple attachments arise at 12'.
272	Callery pear	13	Yes	4	Moderate	Typical vase shaped vigorous crown; clearance pruned; one sided adjacent to building; multiple attachments arise at 8'.
273	Raywood ash	23	Yes	3	Moderate	At frontage; multiple attachments arise at 10'; large spreading crown; headed back and clearance pruned.
274	Raywood ash	20	Yes	2	Moderate	At frontage; multiple attachments arise at 10'; large spreading crown; headed back and clearance pruned; damaged surface roots; poor structure.
275	Purpleleaf plum	12	Yes	2	Low	Signs of trunk decay; codominant at 8'; trunks bows south; dieback; clearance pruned.
276	Purpleleaf plum	12	Yes	2	Low	Signs of trunk decay; codominant at 6'; clearance pruned; dieback.

Tree Assessment

5853 and 5863 Rue Ferrari
San Jose, CA
January 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
277	Purpleleaf plum	12	Yes	2	Low	Signs of trunk and root decay; multiple attachments arise at 7'; clearance pruned; dieback; epicormic growth.
278	Raywood ash	19	Yes	3	Moderate	Multiple attachments arise at 10'; large spreading crown; headed back and clearance pruned; on slope.
279	Raywood ash	19	Yes	2	Low	Multiple attachments arise at 12'; large spreading crown; headed back and clearance pruned and topped; damaged surface roots.
280	Raywood ash	21	Yes	2	Low	Headed back and clearance pruned; spreading crown; multiple attachments arise at 10'; poor structure.
281	Raywood ash	21	Yes	2	Low	Headed back and clearance pruned; spreading crown; multiple attachments arise at 10'; poor structure.
282	Raywood ash	21	Yes	3	Moderate	Headed back and clearance pruned; spreading crown; multiple attachments arise at 8'.
283	Raywood ash	11	No	4	High	Good young tree; damaged surface roots; codominant at 15'; vigorous spreading crown.
284	Raywood ash	19	Yes	2	Low	Headed back and clearance pruned; topped; poor structure; spreading crown; multiple attachments arise at 8'.
285	Callery pear	14	Yes	3	Moderate	Swollen base; multiple attachments arise at 7' with narrow attachments; spreading crown; clearance pruned.
286	Purpleleaf plum	9	No	2	Low	Signs of trunk and root decay; multiple attachments arise at 6'; clearance pruned; dieback; epicormic growth.
287	Purpleleaf plum	12	Yes	2	Low	Signs of trunk and root decay; multiple attachments arise at 5'; clearance pruned; dieback; epicormic growth.
288	Callery pear	17	Yes	3	Moderate	Epicormic growth; multiple attachments arise at 7' with narrow attachments; spreading crown; clearance pruned and headed back.

Tree Assessment

5853 and 5863 Rue Ferrari
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
289	Coast live oak	20	Yes	4	High	Spreading vigorous crown; in narrow parking lot planter; multiple attachments arise at 7'; minor dieback.
290	Coast live oak	24	Yes	3	Moderate	Spreading slightly thin crown; in narrow parking lot planter; multiple attachments arise at 6'; minor dieback.
291	Coast live oak	12	Yes	3	Moderate	Spreading slightly thin crown; in narrow parking lot planter; codominant at 8'; minor dieback; suppressed; clearance pruned.
292	Coast live oak	12	Yes	4	High	Spreading crown; in narrow parking lot planter; codominant at 7'; minor dieback; clearance pruned.
293	Coast live oak	11	No	4	High	Spreading vigorous crown; in narrow parking lot planter; multiple attachments arise at 7'; minor dieback; clearance pruned.
294	Callery pear	15	Yes	3	Moderate	Epicormic growth; multiple attachments arise at 7' with narrow attachments; spreading crown; clearance pruned and headed back.
295	Callery pear	11	No	2	Low	Epicormic growth; codominant at 7' with narrow attachments; spreading crown; clearance pruned and headed back; poor structure; damaged surface roots.
296	Callery pear	9	No	2	Low	Epicormic growth; multiple attachments arise at 7'; suppressed one sided crown beneath canopy; clearance pruned.
297	Coast live oak	29	Yes	4	High	Spreading crown; in narrow parking lot planter; codominant at 8'; minor dieback; clearance pruned.
298	Coast live oak	8	No	3	Moderate	Thin suppressed one sided crown; in narrow parking lot planter; codominant at 7'; clearance pruned.
299	Coast live oak	20	Yes	4	High	Spreading crown; in narrow parking lot planter; codominant at 8'; minor dieback; clearance pruned.

Tree Assessment

5853 and 5863 Rue Ferrari
San Jose, CA
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
300	Coast live oak	14	Yes	3	Moderate	Spreading thin crown; in narrow parking lot planter; codominant at 7'; minor dieback; significant clearance pruning.
301	Callery pear	10	No	3	Moderate	Epicormic growth; spreading crown; multiple attachments arise at 8'; clearance pruned.
302	Callery pear	10	No	3	Moderate	Epicormic growth; spreading crown; multiple attachments arise at 8'; clearance pruned.
303	Raywood ash	14	Yes	3	Moderate	Codominant at 8'; spreading crown; headed back and clearance pruned: epicormic growth.
304	Raywood ash	24	Yes	3	Moderate	Multiple attachments arise at 9'; spreading crown; headed back and clearance pruned; epicormic growth.
305	Aleppo pine	23	Yes	3	Moderate	Trunk and crown suppressed and lean south; codominant at 10' with included bark; stressed and sap present.
306	Aleppo pine	26	Yes	3	Moderate	Offsite; codominant at 8'; in close proximity to other trees; high slightly thin spreading crown.
307	Aleppo pine	28	Yes	3	Moderate	Multiple attachments arise at 6'; in close proximity to other trees; high slightly thin spreading crown; mechanical damage on lateral branch over parking lot.
308	Nichol's willowleafed peppermint	27	Yes	4	High	Stand-alone vigorous tree; codominant at 12'; typical form and structure; clearance pruned over parking lot.
309	Aleppo pine	28	Yes	3	Moderate	Off-site; codominant at 15'; typical spreading form and structure.
310	Aleppo pine	28	Yes	2	Low	Codominant at 5'; significant heavy lean over parking lot.
311	Aleppo pine	26	Yes	3	Moderate	Codominant at 15'; vigorous high spreading crown; typical structure.

Tree Assessment

5853 and 5863 Rue Ferrari
San Jose, CA
January 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
312	Evergreen ash	25	Yes	4	High	Offsite; multiple codominant attachments throughout spreading vigorous crown.
313	Coast live oak	11	No	3	Moderate	Thin one sided suppressed crown; codominant at 7'; tussock moth.
314	Evergreen ash	20	Yes	4	High	Offsite; multiple codominant attachments throughout spreading vigorous crown.
315	Coast live oak	6	No	3	Moderate	Small suppressed crown; poor structure from clearance pruning.
316	Coast live oak	16	Yes	3	Moderate	One sided suppressed crown heavy over parking lot; codominant at 7'.
317	Evergreen ash	17	Yes	4	High	Offsite; vigorous spreading crown; multiple attachments arise at 9'.
318	Coast live oak	7	No	3	Moderate	Small suppressed high crown leans over parking lot.
319	Coast live oak	16	Yes	3	Moderate	Heavy suppressed high crown leans over parking lot; codominant at 8'.
320	Evergreen ash	22	Yes	4	High	Offsite; vigorous spreading crown; multiple attachments arise at 8'.
321	Aleppo pine	24	Yes	3	Moderate	Offsite; measured below attachments; multiple attachments arise at 5'; very spreading vigorous crown.
322	Aleppo pine	25	Yes	3	Moderate	Offsite; codominant at 8'; one sided vigorous crown.
323	Aleppo pine	27	Yes	3	Moderate	Large crown heavy and one sided over parking lot; codominant at 4', 10', and 15'.
324	Aleppo pine	22	Yes	2	Low	Northern stem topped; codominant at 15'; one sided suppressed vigorous crown.
325	Aleppo pine	28	Yes	4	High	Offsite; codominant at 10'; spreading vigorous crown.
326	Coast live oak	16	Yes	3	Moderate	Limited growing space; one sided and leans over parking lot.
327	Coast live oak	10	No	3	Moderate	One sided vigorous crown; codominant at 7'.

Tree Assessment

5853 and 5863 Rue Ferrari
San Jose, CA
January 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
328	Coast live oak	17	Yes	4	High	Codominant at 5' and multiple attachments arise at 10'; vigorous spreading crown.
329	Evergreen ash	27	Yes	4	High	Offsite; multiple attachments arise at 12'; vigorous spreading crown.
330	Evergreen ash	25	Yes	4	High	Offsite; multiple attachments arise at 12'; vigorous spreading crown.
331	Evergreen ash	20	Yes	4	High	Offsite; multiple attachments arise at 12'; vigorous spreading crown.
332	Coast live oak	19	Yes	3	Moderate	One sided crown over parking lot; minor dieback; multiple attachments arise at 5.5'.
333	Coast live oak	20	Yes	3	Moderate	One sided crown over parking lot; minor dieback; codominant at 8'.
334	Coast live oak	8	No	3	Moderate	Thin suppressed crown with moderate dieback; codominant at 6'.
335	Coast live oak	21	Yes	4	High	Multiple attachments arise at 7'; large spreading vigorous crown.
336	Coast live oak	21	Yes	4	High	Multiple attachments arise at 15'; large spreading vigorous crown.
337	Nichol's willowleafed peppermint	20	Yes	4	High	Spreading vigorous crown; multiple attachments arise at 7'.
338	Nichol's willowleafed peppermint	18	Yes	2	Low	Spreading vigorous crown leans heavy over parking lot; codominant at 15'; displacing pavement.
339	Aleppo pine	32	Yes	2	Low	Offsite; significant dieback; spreading crown.
340	Aleppo pine	34	Yes	3	Moderate	Offsite; spreading crown; codominant at 6'.
341	Aleppo pine	24	Yes	3	Moderate	Offsite; spreading high crown; codominant at 15'.

Tree Assessment

5853 and 5863 Rue Ferrari
San Jose, CA
January 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
342	Aleppo pine	22	Yes	3	Moderate	Codominant at 12'; spreading vigorous crown slightly one sided to the west.
343	Evergreen ash	22	Yes	4	High	Offsite; vigorous spreading crown; multiple attachments arise at 12'.
344	Aleppo pine	20,14	Yes	3	Moderate	Spreading high crown; codominant at 2.5'; minor dieback.
345	Aleppo pine	24	Yes	3	Moderate	Spreading high crown; multiple attachments arise at 6'; minor dieback.

Updated Tree Disposition

5853 and 5863 Rue Ferrari
San Jose, CA
October 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Disposition	Disposition Comments
1	Raywood ash	15	Yes	3	Potentially preserve	Located where new landscaping is planned
2	Raywood ash	20	Yes	3	Potentially preserve	Located where new landscaping is planned
3	Coast live oak	10	No	3	Potentially preserve	Located where new landscaping is planned
4	Aleppo pine	23	Yes	4	Potentially preserve	Located where parking lot landscape island is planned
5	Coast live oak	20	Yes	4	Preserve	Located where new landscaping is planned
6	Coast live oak	7	No	3	Preserve	Located where new landscaping is planned
7	Coast live oak	19	Yes	4	Preserve	Located where new landscaping is planned
8	Aleppo pine	24	Yes	4	Remove	Located in drive aisle
9	Coast live oak	14	Yes	3	Remove	Located in drive aisle
10	Coast live oak	23	Yes	3	Remove	Located in drive aisle
11	Coast live oak	16	Yes	3	Remove	Located in drive aisle
12	Coast live oak	19	Yes	3	Remove	Located in drive aisle
13	Coast live oak	18	Yes	3	Remove	Located in drive aisle
14	Callery pear	9	No	2	Remove	Existing planter will be replaced by parking lot paving
15	Aleppo pine	23	Yes	3	Preserve	Located where new landscaping is planned; near proposed bioretention
16	Aleppo pine	27	Yes	4	Preserve	Located where new landscaping is planned; near proposed bioretention
17	Aleppo pine	26, 20, 15	Yes	4	Preserve	Located where new landscaping is planned; near proposed bioretention
18	Coast live oak	23	Yes	4	Preserve	Located where new landscaping is planned; near proposed bioretention
19	Coast live oak	15	Yes	3	Preserve	Located where new landscaping is planned; near proposed bioretention
20	Coast live oak	11	No	2	Preserve	Located where new landscaping is planned; near proposed bioretention
21	Coast live oak	21	Yes	3	Preserve	Located where new landscaping is planned; near proposed bioretention
22	Aleppo pine	25	Yes	4	Preserve	Located where new landscaping is planned
23	Coast live oak	17	Yes	5	Preserve	Located where new landscaping is planned
24	Coast live oak	17	Yes	4	Preserve	Located where new landscaping is planned
25	Coast live oak	27	Yes	5	Preserve	Located where new landscaping is planned
26	Coast live oak	9	No	3	Preserve	Located where new landscaping is planned
27	Coast live oak	25	Yes	5	Preserve	Located where new landscaping is planned
28	Coast live oak	19	Yes	5	Preserve	Located where new landscaping is planned
29	Coast live oak	17	Yes	4	Preserve	Located where new landscaping is planned
30	Aleppo pine	19,16	Yes	3	Preserve	Located where new landscaping is planned
31	Aleppo pine	27	Yes	3	Preserve	Located where new landscaping is planned
32	Coast live oak	14	Yes	4	Preserve	Located where new landscaping is planned
33	Coast live oak	20	Yes	4	Preserve	Located where new landscaping is planned
34	Coast live oak	17	Yes	4	Preserve	Located where new landscaping is planned
35	Coast live oak	18	Yes	4	Preserve	Located where new landscaping is planned
36	Coast live oak	18	Yes	4	Preserve	Located where new landscaping is planned
37	Coast live oak	14	Yes	2	Preserve	Located where new landscaping is planned
38	Coast live oak	25	Yes	5	Preserve	Located where new landscaping is planned
39	Coast live oak	5	No	3	Preserve	Located where new landscaping is planned
40	Coast live oak	21	Yes	4	Preserve	Located where new landscaping is planned
41	Coast live oak	4	No	4	Preserve	Located where new landscaping is planned
42	Coast live oak	20	Yes	4	Preserve	Located where new landscaping is planned
43	Coast live oak	16	Yes	4	Preserve	Located where new landscaping is planned
44	Coast live oak	12	Yes	3	Preserve	Located where new landscaping is planned
45	Coast live oak	25	Yes	4	Preserve	Located where new landscaping is planned
46	Coast live oak	7,7,5	Yes	3	Preserve	Located where new landscaping is planned
47	London plane	15	Yes	2	Preserve	Located where new landscaping is planned
48	London plane	12	Yes	5	Preserve	Located where new landscaping is planned
49	London plane	21	Yes	4	Preserve	Located where new landscaping is planned
50	Callery pear	8	No	3	Remove	Existing planter will be replaced by parking lot paving

51	Callery pear	7	No	3	Remove	Existing planter will be replaced by parking lot paving
52	Coast live oak	11	No	3	Remove	Existing planter will be replaced by parking lot paving
53	Coast live oak	25	Yes	4	Remove	Existing planter will be replaced by parking lot paving
54	Coast live oak	14	Yes	4	Remove	Existing planter will be replaced by parking lot paving
55	Callery pear	9	No	3	Remove	Existing planter will be replaced by parking lot paving
56	Coast live oak	23	Yes	4	Remove	Existing planter will be replaced by parking lot paving
57	Coast live oak	21	Yes	4	Remove	Existing planter will be replaced by parking lot paving
58	Coast redwood	21	Yes	4	Remove	Existing planter will be replaced by parking lot paving
59	Coast redwood	19	Yes	4	Remove	Existing planter will be replaced by parking lot paving
60	Coast live oak	15	Yes	4	Remove	Existing planter will be replaced by parking lot paving
61	Coast live oak	19	Yes	4	Remove	Existing planter will be replaced by parking lot paving
62	Coast live oak	7	No	3	Remove	Existing planter will be replaced by parking lot paving
63	Coast live oak	14	Yes	4	Remove	Existing planter will be replaced by parking lot paving
64	Coast live oak	19	Yes	4	Remove	Existing planter will be replaced by parking lot paving
65	Coast live oak	8	No	4	Remove	Existing planter will be replaced by parking lot paving
66	Coast live oak	16	Yes	4	Remove	Existing planter will be replaced by parking lot paving
67	Callery pear	11	No	3	Remove	Existing planter will be replaced by parking lot paving
68	Callery pear	8	No	3	Remove	Existing planter will be replaced by parking lot paving
69	Callery pear	10	No	2	Remove	Existing planter will be replaced by parking lot paving
70	Callery pear	10	No	3	Remove	Existing planter will be replaced by parking lot paving
71	Coast live oak	22	Yes	4	Remove	Existing planter will be replaced by parking lot paving
72	Coast live oak	11	No	4	Remove	Located where bioretention is planned
73	Callery pear	11	No	3	Remove	Existing planter will be removed and replaced with pavement.
74	Coast live oak	16	Yes	3	Remove	Existing planter will be removed and replaced with pavement.
75	Coast live oak	22	Yes	4	Remove	Existing planter will be removed and replaced with pavement.
76	Coast live oak	9	No	4	Remove	Existing planter will be removed and replaced with pavement.
77	Coast live oak	18	Yes	4	Remove	Existing planter will be removed and replaced with pavement.
78	Coast live oak	13	Yes	4	Remove	Existing planter will be removed and replaced with pavement.
79	Coast live oak	8	No	3	Remove	Existing planter will be removed and replaced with pavement.
80	Coast live oak	18	Yes	3	Remove	Existing planter will be removed and replaced with pavement.
81	Coast live oak	15	Yes	4	Remove	Existing planter will be removed and replaced with pavement.
82	Coast live oak	8	No	3	Remove	Existing planter will be removed and replaced with pavement.
83	Coast live oak	8	No	3	Remove	Existing planter will be removed and replaced with pavement.
84	Coast live oak	16	Yes	3	Remove	Existing planter will be removed and replaced with pavement.
85	Callery pear	12	Yes	3	Remove	Existing planter will be removed and replaced with pavement.
86	Callery pear	17	Yes	4	Remove	Existing planter will be replaced by parking lot paving
87	Coast live oak	24	Yes	4	Remove	Existing planter will be replaced by parking lot paving
88	Coast live oak	11	No	3	Remove	Existing planter will be replaced by parking lot paving
89	Callery pear	6	No	4	Remove	Existing planter will be replaced by parking lot paving
90	Callery pear	14	Yes	4	Remove	Existing planter will be replaced by parking lot paving
91	Callery pear	11	No	3	Remove	Existing planter will be removed. Located where building construction and paving is planned.
92	Callery pear	8	No	2	Remove	Existing planter will be removed. Located where building construction and paving is planned.
93	Coast live oak	16	Yes	4	Remove	Existing planter will be removed. Located where building construction and paving is planned.
94	Coast live oak	17	Yes	4	Remove	Existing planter will be removed. Located where building construction and paving is planned.
95	Coast live oak	15	Yes	3	Remove	Existing planter will be removed. Located where building construction and paving is planned.
96	Coast live oak	11	No	3	Remove	Existing planter will be removed. Located where building construction and paving is planned.
97	Coast live oak	4	No	2	Remove	Existing planter will be removed. Located where building construction and paving is planned.
98	Coast live oak	18	Yes	4	Remove	Existing planter will be removed. Located where building construction and paving is planned.
99	Coast live oak	6	No	3	Remove	Existing planter will be removed. Located where building construction and paving is planned.
100	Coast live oak	7	No	3	Remove	Existing planter will be removed. Located where building construction and paving is planned.

101	Coast live oak	7	No	3	Remove	Existing planter will be removed. Located where building construction and paving is planned.
102	Purpleleaf plum	5	No	3	Remove	Existing planter will be removed. Located where building construction and paving is planned.
103	Callery pear	19	Yes	4	Remove	Located in between curb replacement and bioretention area
104	California fan palm	24	Yes	4	Remove	Located where paving is planned
105	California fan palm	29	Yes	4	Remove	Located where paving is planned
106	Callery pear	13	Yes	3	Remove	Located where paving is planned
107	Callery pear	8	No	3	Remove	Located where paving is planned
108	Callery pear	10	No	3	Remove	Located where paving is planned
109	Callery pear	10	No	2	Remove	Located where paving is planned
110	Coast redwood	14	Yes	4	Remove	Located where paving is planned
111	Coast redwood	15	Yes	4	Remove	Located where paving is planned
112	Coast redwood	21	Yes	4	Remove	Located where paving is planned
113	Coast redwood	19	Yes	4	Remove	Located where paving is planned
114	Coast redwood	17	Yes	4	Remove	Located where paving is planned
115	Coast redwood	22	Yes	4	Remove	Located where paving is planned
116	Coast redwood	22	Yes	2	Remove	Located where paving is planned
117	Coast redwood	23	Yes	4	Remove	Located where paving is planned
118	Coast redwood	21	Yes	4	Remove	Located where paving is planned
119	Coast redwood	19	Yes	4	Remove	Located where paving is planned
120	Coast redwood	14	Yes	4	Remove	Located where paving is planned
121	Coast redwood	15	Yes	4	Remove	Located where paving is planned
122	Coast redwood	14	Yes	4	Remove	Located where paving is planned
123	Coast redwood	15	Yes	4	Remove	Located where paving is planned
124	Western sycamore	15	Yes	3	Remove	Located where paving is planned
125	Coast redwood	21	Yes	4	Potentially preserve	In proposed landscaping island between bioretention and walkway; grading will be minimized; walkway will be shifted away from trees
126	Coast redwood	19	Yes	4	Potentially preserve	In proposed landscaping island between bioretention and walkway; grading will be minimized; walkway will be shifted away from trees
127	Coast redwood	17	Yes	4	Potentially preserve	In proposed landscaping island between bioretention and walkway; grading will be minimized; walkway will be shifted away from trees
128	Coast redwood	17	Yes	4	Potentially preserve	In proposed landscaping island between bioretention and walkway; grading will be minimized; walkway will be shifted away from trees
129	Coast redwood	23	Yes	4	Potentially preserve	In proposed landscaping island; patios and walkways re-configured for more space for trees; grading will be minimized
130	Coast redwood	18	Yes	4	Potentially preserve	In proposed landscaping island; patios and walkways re-configured for more space for trees; grading will be minimized
131	Western sycamore	27	Yes	4	Potentially preserve	In proposed landscaping island; grading will be minimized
132	Coast redwood	13	Yes	4	Potentially preserve	In proposed landscaping island; grading will be minimized; near proposed curbs
133	Coast redwood	13	Yes	3	Remove	Located where new curb is planned
134	Coast redwood	14	Yes	4	Remove	Existing planter will be replaced by parking lot paving
135	Coast redwood	18	Yes	4	Remove	Existing planter will be replaced by parking lot paving
136	Callery pear	9	No	3	Remove	Existing planter will be replaced by parking lot paving
137	Coast live oak	17	Yes	3	Remove	Existing planter will be replaced by parking lot paving
138	Coast live oak	16	Yes	3	Remove	Existing planter will be replaced by parking lot paving
139	Coast live oak	12	Yes	3	Potentially preserve	Located near proposed bioretention; grading will be minimized
140	Coast live oak	18	Yes	4	Remove	Existing planter will be replaced by parking lot paving
141	Coast live oak	12	Yes	4	Remove	Existing planter will be replaced by parking lot paving
142	Coast live oak	13	Yes	3	Remove	Located where paving is planned
143	Coast live oak	15	Yes	4	Preserve	Plans revised to eliminate trailer parking space; planter will be preserved
144	Coast live oak	14	Yes	2	Preserve	Plans revised to eliminate trailer parking space; planter will be preserved
145	Coast live oak	22	Yes	4	Preserve	Plans revised to eliminate trailer parking space; planter will be preserved
146	Callery pear	8	No	3	Preserve	Plans revised to eliminate trailer parking space and minimize grade change
147	Callery pear	8	No	3	Preserve	Plans revised to eliminate trailer parking space and minimize grade change
148	Valley oak	16	Yes	5	Preserve	Located where new landscaping is planned
149	Valley oak	15	Yes	4	Preserve	Located where new landscaping is planned
150	Valley oak	15	Yes	4	Preserve	Located where new landscaping is planned

151	Valley oak	15	Yes	4	Preserve	Located where new landscaping is planned
152	London plane	18	Yes	4	Preserve	Located where new landscaping is planned
153	London plane	5	No	3	Preserve	Located where new landscaping is planned
154	London plane	8	No	4	Preserve	Located where new landscaping is planned
155	Valley oak	13	Yes	4	Preserve	Located where new landscaping is planned
156	Valley oak	15	Yes	4	Remove	Existing planter will be replaced by parking lot paving
157	Valley oak	21	Yes	4	Remove	Existing planter will be replaced by parking lot paving
158	Valley oak	13	Yes	4	Preserve	Located where new landscaping is planned
159	Valley oak	11	No	4	Preserve	Located where new landscaping is planned
160	Valley oak	11	No	4	Preserve	Located where new landscaping is planned
161	Valley oak	25	Yes	4	Remove	Existing planter will be replaced by parking lot paving
162	California buckeye	11,5,3	Yes	4	Preserve	Located where new landscaping is planned; adjacent to curb replacement
163	Coast live oak	3,3,2	No	4	Preserve	Located where new landscaping is planned; adjacent to curb replacement
164	London plane	11	No	4	Preserve	Located where new landscaping is planned; adjacent to curb replacement
165	London plane	14	Yes	4	Preserve	Located where new landscaping is planned; adjacent to curb replacement
166	Valley oak	17	Yes	4	Preserve	Located where new landscaping is planned; adjacent to curb replacement
167	Valley oak	18	Yes	4	Preserve	Located where new landscaping is planned; adjacent to curb replacement
168	California buckeye	7,5,4,4,4	Yes	4	Preserve	Located where new landscaping is planned; adjacent to curb replacement
169	California buckeye	8,6,4,4,4,4	Yes	4	Preserve	Located where new landscaping is planned; adjacent to curb replacement
170	London plane	12	Yes	4	Preserve	Located where new landscaping is planned; adjacent to curb replacement
171	London plane	11	No	3	Potentially preserve	Located where new landscaping is planned; right next to new curb
172	London plane	15	Yes	4	Remove	Existing planter will be replaced by paving
173	Valley oak	12	Yes	4	Remove	Existing planter will be replaced by paving
174	Valley oak	8	No	3	Remove	Existing planter will be replaced by paving
175	Valley oak	15	Yes	4	Remove	Existing planter will be replaced by paving
176	Callery pear	17	Yes	4	Remove	Existing planter will be replaced by paving
177	Callery pear	14	Yes	3	Remove	Existing planter will be replaced by paving
178	Coast redwood	19	Yes	4	Remove	Existing planter will be replaced by paving
179	Coast redwood	11	No	3	Remove	Existing planter will be replaced by paving
180	Coast redwood	14	Yes	4	Remove	Located too close to proposed ADA and EV stalls whose installation will require grading
181	Coast redwood	14	Yes	4	Remove	Existing planter will be replaced by parking lot paving
182	Coast redwood	13	Yes	3	Remove	Located where walkway paving is planned
183	Coast redwood	18	Yes	4	Remove	Located where building construction is planned
184	Callery pear	13	Yes	3	Remove	Located where building construction is planned
185	Coast redwood	19	Yes	4	Remove	Located where building construction is planned
186	Coast redwood	17	Yes	4	Remove	Located where building construction is planned
187	Callery pear	6	No	3	Remove	Located where building construction is planned
188	Callery pear	5	No	3	Remove	Located where building construction is planned
189	Purpleleaf plum	4	No	3	Remove	Located where building construction is planned
190	Purpleleaf plum	4	No	3	Remove	Located where building construction is planned
191	Purpleleaf plum	7	No	2	Remove	Located where building construction is planned
192	Purpleleaf plum	8	No	3	Remove	Located where building construction is planned
193	Purpleleaf plum	6	No	3	Remove	Located where building construction is planned
194	Purpleleaf plum	8	No	3	Remove	Located where building construction is planned
195	Purpleleaf plum	10	No	4	Remove	Located where building construction is planned
196	Purpleleaf plum	4	No	4	Remove	Located where building construction is planned
197	Japanese flowering cherry	3	No	4	Remove	Located where building construction is planned
198	Japanese flowering cherry	3	No	2	Remove	Located where building construction is planned
199	Purpleleaf plum	11	No	4	Remove	Located where building construction is planned
200	Purpleleaf plum	8	No	3	Remove	Located where building construction is planned
201	Callery pear	16	Yes	4	Remove	Located where building construction is planned
202	Callery pear	13	Yes	4	Remove	Located where building construction is planned
203	Callery pear	14	Yes	4	Remove	Located where building construction is planned
204	Callery pear	11	No	3	Remove	Located where building construction is planned
205	Callery pear	13	Yes	3	Remove	Located where building construction is planned
206	Callery pear	9	No	4	Remove	Located where building construction is planned
207	Crape myrtle	4,3,3	No	4	Remove	Located where building construction is planned
208	California fan palm	32	Yes	4	Remove	Located where building construction is planned
209	California fan palm	30	Yes	4	Remove	Located where building construction is planned

210	California fan palm	27	Yes	4	Remove	Located where building construction is planned
211	Callery pear	13	Yes	3	Remove	Located where building construction is planned
212	Mexican fan palm	14	Yes	4	Remove	Located where building construction is planned
213	Callery pear	14	Yes	2	Remove	Located where building construction is planned
214	Callery pear	10	No	3	Remove	Located where building construction is planned
215	Coast live oak	8	No	4	Remove	Located where building construction is planned
216	Callery pear	11	No	4	Remove	Located where building construction is planned
217	Callery pear	14	Yes	4	Remove	Located where building construction is planned
218	Callery pear	9	No	4	Remove	Existing planter will be replaced by parking lot paving/buidling construction
219	Callery pear	12	Yes	3	Remove	Located in new parking lot planter; grading will be extensive
220	Callery pear	11	No	4	Remove	Existing planter will be replaced by parking lot paving/buidling construction
221	Callery pear	15	Yes	3	Remove	Existing planter will be replaced by parking lot paving/buidling construction
222	Callery pear	11	No	4	Remove	Located in new parking lot planter; grading will be extensive
223	Callery pear	11	No	3	Remove	Located in new parking lot planter; grading will be extensive
224	Callery pear	11	No	3	Remove	Existing planter will be replaced by parking lot paving/buidling construction
225	Coast live oak	20	Yes	5	Remove	Existing planter will be replaced by parking lot paving/buidling construction
226	Coast live oak	13	Yes	4	Remove	Existing planter will be replaced by parking lot paving/buidling construction
227	Coast live oak	18	Yes	4	Remove	Existing planter will be replaced by parking lot paving/buidling construction
228	Coast live oak	17	Yes	4	Remove	Existing planter will be replaced by parking lot paving/buidling construction
229	Coast redwood	18	Yes	4	Remove	Existing planter will be replaced by parking lot paving
230	Coast redwood	15	Yes	4	Remove	Existing planter will be replaced by parking lot paving
231	Coast redwood	15	Yes	4	Remove	Existing planter will be replaced by parking lot paving
232	Coast redwood	11	No	4	Remove	Existing planter will be removed. Located immediately adjacent to building demolition and construction
233	Coast redwood	11	No	4	Remove	Existing planter will be removed. Located immediately adjacent to building demolition and construction
234	Callery pear	9	No	3	Remove	Existing planter will be removed. Located immediately adjacent to building demolition and construction
235	Callery pear	8	No	3	Remove	Existing planter will be removed. Located immediately adjacent to building demolition and construction
236	Callery pear	9	No	3	Remove	Existing planter will be removed. Located immediately adjacent to building demolition and construction
237	Callery pear	6	No	3	Remove	Existing planter will be removed. Located immediately adjacent to building demolition and construction
238	California fan palm	30	Yes	4	Remove	Existing planter will be removed. Located immediately adjacent to building demolition and construction
239	California fan palm	29	Yes	4	Remove	Located where building construction is planned
240	California fan palm	32	Yes	4	Remove	Located where building construction is planned
241	California fan palm	30	Yes	4	Remove	Located where building construction is planned
242	Crape myrtle	3,3,3	No	4	Remove	Located where building construction is planned
243	Crape myrtle	3,3,2,2	No	4	Remove	Located where building construction is planned
244	Callery pear	12	Yes	3	Remove	Located where building construction is planned
245	Callery pear	13	Yes	3	Remove	Located where building construction is planned
246	Callery pear	13	Yes	3	Remove	Located where building construction is planned
247	Callery pear	12	Yes	3	Remove	Located where building construction is planned
248	Callery pear	12	Yes	3	Remove	Located where building construction is planned
249	California fan palm	25	Yes	4	Remove	Located where building construction is planned
250	California fan palm	27	Yes	4	Remove	Located where building construction is planned
251	California fan palm	26	Yes	4	Remove	Located where building construction is planned
252	Callery pear	13	Yes	4	Remove	Located where building construction is planned
253	Callery pear	16	Yes	4	Remove	Located where building construction is planned
254	Callery pear	9	No	4	Remove	Located where building construction is planned
255	Purpleleaf plum	15	Yes	3	Remove	Located where building construction is planned
256	Callery pear	10	No	3	Remove	Located where building construction is planned
257	Callery pear	16	Yes	3	Remove	Located where building construction is planned
258	Callery pear	14	Yes	3	Remove	Located where building construction is planned
259	Callery pear	15	Yes	2	Remove	Located where building construction is planned
260	Callery pear	20	Yes	3	Remove	Located where building construction is planned
261	Callery pear	9	No	4	Remove	Located where building construction is planned
262	Japanese maple	5,3	No	4	Remove	Located where building construction is planned
263	California fan palm	27	Yes	4	Remove	Located where building construction is planned
264	California fan palm	28	Yes	4	Remove	Located where building construction is planned
265	California fan palm	32	Yes	4	Remove	Located where building construction is planned
266	California fan palm	26	Yes	4	Remove	Located where building construction is planned

267	California fan palm	24	Yes	4	Remove	Located where building construction is planned
268	Callery pear	7	No	4	Remove	Located where paving is planned
269	Callery pear	15	Yes	4	Remove	Located where paving is planned
270	Callery pear	15	Yes	4	Remove	Located where paving is planned
271	Callery pear	14	Yes	4	Remove	Located where paving is planned
272	Callery pear	13	Yes	4	Remove	Located where paving is planned
273	Raywood ash	23	Yes	3	Remove	Located adjacent to proposed SD and in area to be extensively graded
274	Raywood ash	20	Yes	2	Remove	Located adjacent to proposed bioretention and in area to be graded
275	Purpleleaf plum	12	Yes	2	Remove	Located in proposed bioretention
276	Purpleleaf plum	12	Yes	2	Remove	Located in proposed bioretention
277	Purpleleaf plum	12	Yes	2	Remove	Located in proposed bioretention
278	Raywood ash	19	Yes	3	Remove	Located in proposed bioretention
279	Raywood ash	19	Yes	2	Remove	Located adjacent to proposed bioretention and in area to be graded
280	Raywood ash	21	Yes	2	Remove	Located within proposed bioretention
281	Raywood ash	21	Yes	2	Remove	Located adjacent to proposed bioretention and in area to be graded
282	Raywood ash	21	Yes	3	Remove	Located within proposed bioretention
283	Raywood ash	11	No	4	Remove	Located adjacent to proposed bioretention and in area to be graded
284	Raywood ash	19	Yes	2	Remove	Adjacent to proposed drain and in area to be graded
285	Callery pear	14	Yes	3	Remove	Existing planter will be replaced by parking lot pavement
286	Purpleleaf plum	9	No	2	Remove	Existing planter will be replaced by parking lot pavement
287	Purpleleaf plum	12	Yes	2	Remove	Existing planter will be replaced by parking lot pavement
288	Callery pear	17	Yes	3	Potentially preserve	Plans will be revised to shift curb 3' to the east and to retain existing landscaping around tree to enable preservation; grading will be minimized
289	Coast live oak	20	Yes	4	Remove	Located where building construction is planned
290	Coast live oak	24	Yes	3	Remove	Located where building construction is planned
291	Coast live oak	12	Yes	3	Remove	Located where building construction is planned
292	Coast live oak	12	Yes	4	Remove	Located where building construction is planned
293	Coast live oak	11	No	4	Remove	Located where building construction is planned
294	Callery pear	15	Yes	3	Remove	Located where building construction is planned
295	Callery pear	11	No	2	Remove	Located where building construction is planned
296	Callery pear	9	No	2	Remove	Existing planter will be replaced by parking lot pavement
297	Coast live oak	29	Yes	4	Remove	Existing planter will be replaced by parking lot pavement
298	Coast live oak	8	No	3	Remove	Existing planter will be replaced by parking lot pavement
299	Coast live oak	20	Yes	4	Remove	Existing planter will be replaced by parking lot pavement
300	Coast live oak	14	Yes	3	Remove	Existing planter will be replaced by parking lot pavement
301	Callery pear	10	No	3	Remove	Existing planter will be replaced by parking lot pavement
302	Callery pear	10	No	3	Remove	Existing planter will be replaced by parking lot pavement
303	Raywood ash	14	Yes	3	Preserve	Plans revised to shift proposed parking lot islands to preserve landscape
304	Raywood ash	24	Yes	3	Preserve	Plans revised to shift proposed parking lot islands to preserve landscape
305	Aleppo pine	23	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
306	Aleppo pine	26	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
307	Aleppo pine	28	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
308	Nichol's willowleafed peppermint	27	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
309	Aleppo pine	28	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
310	Aleppo pine	28	Yes	2	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
311	Aleppo pine	26	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
312	Evergreen ash	25	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
313	Coast live oak	11	No	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
314	Evergreen ash	20	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
315	Coast live oak	6	No	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
316	Coast live oak	16	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
317	Evergreen ash	17	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal

318	Coast live oak	7	No	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
319	Coast live oak	16	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
320	Evergreen ash	22	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
321	Aleppo pine	24	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
322	Aleppo pine	25	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
323	Aleppo pine	27	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
324	Aleppo pine	22	Yes	2	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
325	Aleppo pine	28	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
326	Coast live oak	16	Yes	3	Remove	Existing planter will be replaced by parking lot paving
327	Coast live oak	10	No	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
328	Coast live oak	17	Yes	4	Remove	Existing planter will be replaced by parking lot paving
329	Evergreen ash	27	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
330	Evergreen ash	25	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
331	Evergreen ash	20	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
332	Coast live oak	19	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
333	Coast live oak	20	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
334	Coast live oak	8	No	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
335	Coast live oak	21	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
336	Coast live oak	21	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
337	Nichol's willowleafed peppermint	20	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
338	Nichol's willowleafed peppermint	18	Yes	2	Remove	Significant hazardous lean; low suitability for preservation
339	Aleppo pine	32	Yes	2	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
340	Aleppo pine	34	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
341	Aleppo pine	24	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
342	Aleppo pine	22	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
343	Evergreen ash	22	Yes	4	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
344	Aleppo pine	20,14	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement
345	Aleppo pine	24	Yes	3	Potentially preserve	Located outside work area adjacent to curb replacement; grade change will be minimal
