Appendix B

Arborist Report

ARBORIST REPORT

TREE IMPACT ASSESSMENT

APRIL 5, 2022

PREPARED FOR: ANDERSON ARCHITECTS INC

AND ROYGBIV REAL ESTATE DEVELOPMENT

PROJECT: RESIDENCIAS ARIANNA | 1298 TRIPP AVE., SAN JOSE, CA 95116

BO FIRESTONE TREES & GARDENS
BUSARA FIRESTONE, CERTIFIED ARBORIST #WE-8525A
2150 LACEY DR., MILPITAS, CA 95035
E: BUSARA@BOFIRESTONE.COM C: (408) 497-7158
WWW.BOFIRESTONE.COM

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SUPPORTING MATERIALS:

Introduction

ASSIGNMENT

On March 30th, 2022, at the request of the developer, I visited the project site at 1298 Tripp Avenue. I had accepted the assignment of Project Arborist and agreed to write an industry-standard tree inventory, impact assessment, and tree protection plan for their building permit application. It was my understanding that all structures on the parcels on Tripp Avenue between Wooster and 26th Street would be demolished and developed with two, multi-family residential buildings with parking on the basement level. The assessments in this report were based off review of the following conceptual plan sheets 002 – 011 (dated 11/19/21) which included but were not limited to the proposed site plan, grading and drainage plan, and elevations.

I identified 52 trees at risk of impact including neighboring trees. An ordinance-size tree in San Jose is generally one with total circumference of trunk(s) over 38 inches, although all trees may be deemed ordinance size on multi-family parcels. **19 trees were requested for removal including 18 small or undesirable trees on the property and one (1) Street Tree on Wooster.** Please see the attached Tree Inventory and Tree Map for the locations and basic attributes of the trees identified for removal at the project site.

USES OF THIS REPORT

This report was written by Busara Firestone, Project Arborist, to serve as a resource for the property owner, designer, and builder. I recommend that all tree protection measures in this report be shown on the final grading, construction, and landscape plans, and adhered to during construction. This report may be submitted to the City of San Jose as part of the building permitting process.

ASSUMPTIONS & LIMITATIONS

Trees assessed were limited to the scope of work identified in the assignment. Although general structure and health were assessed, formal Tree Risk Assessments were not conducted unless specified. Disease diagnostic work was not conducted unless specified.

I have estimated the trunk diameters of trees with barriers to access or visibility (such as those on neighboring parcels or behind debris).

All assessments were the result of ground-based, visual inspections. No excavation or aerial inspections were performed. Recommendations beyond those related to the proposed construction were not within the scope of work. Full tree risk assessments were not within the scope of work, although assessments of health and structure factored into my condition ratings for each tree.

My tree impact and preservation assessments were based on information provided in the plans I have reviewed to date, and conversations with the involved parties. I assumed that the guidelines and setbacks recommended in this report would be followed. Assessments, conclusions, and opinions shared in this report are not a guarantee of any specific outcome. If additional information (such as engineering or landscape plans) is provided for my review, these assessments would be subject to change.

How Construction Can Damage Trees

Damage to Roots

Where are the Roots?

The most common types of injury to trees that occur during property improvements are related to root cutting or damage. **Tree roots extend farther out than people realize, and the majority are located within the upper 24 inches of soil.** The thickest roots are found close to the trunk, and taper and branch into ropey roots. These ropey roots taper and branch into an intricate system of fine fibrous roots, which are connected to an even finer system of fungal filaments.

This vast below-ground network is tasked with absorbing water and nutrients, as well as anchoring the tree in the ground, storage, and communication.

Damage from Excavation

Any type of excavation will impact adjacent trees by severing roots and thus cutting off the attached network. Severing larger roots, or trenching across the root plate, destroys large networks. Even work that appears to be far from a tree (like on the far side of the yard), will impact the fibrous root system where excavation is taking place. Placing impervious surface over the ground, or installing below ground structures, such as a pool, or basement wall, will remove rooting area permanently from a site.

Damage from Fill

Adding fill can smother roots, making it difficult for them to access air and water. The roots and other soil life need time to colonize the new upper layers of soil.

Changes to Drainage and Available Water

Changes to the hydrology of the site, caused for instance by new septic fields, changes to grade, and drainage systems, can also cause big changes in available water for trees. Trees can die from lack of water or disease if their water supply dries up or gets much wetter than they are used to.

Soil Compaction and Contamination

In addition, compaction of soil, or contamination of soil with wash-water, paint, fuel, or other chemicals used in the building process, can cause damage to the rooting environment that can last many years. Tree protection fencing creates a barrier to protect as many roots as possible from this damage. Potential causes may include travelling vehicles, equipment storage, and washing out concrete.

Mechanical Injury

Injury from the impact of vehicles or equipment can occur to the root crown, trunk, and lower branches of a tree. The bark protects a tree – creating a skin-like barrier from disease-causing organisms. The stem tissues are in charge of supporting the weight of the plant, and conducting the flow of water, sugars, and other important compounds throughout the tree. When the bark and wood is injured, the structure and health of the tree is compromised.

Tree Impact Assessment

TREE INVENTORY

This report includes an attached inventory of all trees over four inches (4" DBH) that would be potentially impacted. This inventory also includes any trees on adjacent parcels that extended into the work area. The Inventory includes each tree's number (as shown on the TPZ map), measurements, condition, level of impact (due to proximity to work), tolerance to construction, overall suitability for conservation, and prescription (remove/protect).

SITE DESCRIPTION

The proposed building site was comprised of several residential lots on or between W. 26th Street and Wooster Avenue with frontage of the proposed development on Tripp Avenue. The dominant trees were mature zelkova (*Zelkova serrata*) Street Trees and Modesto ash (*Fraxinus velutina*) in the park strip along Tripp Ave. The parcels to be developed had only small trees in poor condition, various fruit trees, and several invasive tree of heaven (*Ailanthus altissima*). All trees on the private properties to be developed were, in my assessment, trees of low landscape value. There was one mature hackberry tree (*Cercis sp.*) in the public right-of-way on Wooster Avenue. Along the back of the proposed development there was a row of neighboring trees with canopies overhanging the site. Trees of note included two rows of Italian cypress (*Cupressus sempervirens*) and several Raywood ash (*Fraxinus oxycarpa* 'Raywood').

PROJECT DESCRIPTION

It was my understanding that two, multi-story, multi-family residential buildings were proposed on the parcels on Tripp Avenue between Wooster and 26th Street. All existing structures would be demolished. Parking would be on the basement level. New landscaping was also proposed.

IMPACTS OF CONSTRUCTION & TREE REMOVALS

I identified 52 trees at risk of impact including neighboring trees. Trees have been labeled #1 - #52 on the Tree Map and Inventory table included in this report. **18 small trees on the site to be developed and one (1) Street Tree on Wooster were requested for removal.**

Trees on private property were low-value species, with the tree of heaven listed as an "undesirable species" by the City of San Jose. Tree #42 was a City Street Tree (hackberry). This tree would need to be removed to make way for the new location of the curb and sidewalk along Wooster Avenue. All the trees on the parcels to be developed would be within the footprint of the proposed buildings or landscape improvements and could not survive the project. Nor could the building be constructed if they were to remain. **Removal of Trees #1, #27, #29 - #43, #50, and #52 would be justified for the economic development of the parcel. Furthermore, Trees #29, #30, #37 - #40 and #43 were of undesirable species.**

Impacted trees to be preserved included all Street Trees on Tripp Avenue and neighboring trees with canopies overhanging the back property line of the proposed development. Anticipated impacts to these trees are as follows:

Trees #44 - #49 and #51 (Street Trees): These mature zelkova and ash along Tripp Avenue and 26th Street would be expected to sustain a moderate (acceptable) impact of 10 – 25% roots loss from the proposed demo work, excavation of the new foundation, and landscaping in front of the new buildings.

Trees #2 - #26 and #28 (neighboring trees): these trees along the back property line of the proposed development would be expected to sustain a moderate (acceptable) impact of 10 – 25% roots loss from the proposed demo work and excavation of the new foundation. **Since landscaping work could damage these trees, I recommend limiting the extent of grading and excavation work within 10 feet of these trees. Please see "Special Tree Protection Measures Section" of this report for instructions.**

Tree Preservation & Mitigation Measures

PRE-CONSTRUCTION

Establish Tree Protection Zones (TPZ):

The Tree Protection Zone (TPZ) shall be a fenced-off area where work and material storage is not allowed. This barrier protects the critical root zone and trunk from compaction, mechanical damage, and chemical spills. The TPZ should be in-place before work starts and should stay in-place until the project is complete. **Since only neighboring trees and Street trees would be preserved for this project, typical fenced tree enclosures would not be practical.** I recommend the following measures:

Trees #44 - #49 and #51 (Street Trees): I recommended TPZ Trunk Wrap as an alternative to protect these street trees where there may not be enough room in the planting strip to install fencing. **Please see attached "TPZ Trunk Wrap" specification for best-practice method using dimensional lumber**. Straw wattle coiled from the ground to 6' height, secured with two layers of plastic construction fencing is also generally acceptable. If the City of San Jose provides a specification for use on City Street Trees, do use those instead.

Trees #2 - #26 and #28 (neighboring trees): These neighboring trees would be protected adequately by the five-foot-tall existing chain link fence at the property line. Due to the location of the work, an additional chain link fence at this location would not be practical.

Preventing Soil Disturbance & Root Damage

I recommend that anywhere workers and vehicles will be traveling over bare ground within fifteen feet of a tree's dripline should have material applied over the ground to disperse the load. This may be done by applying a six to 12-inch layer of wood chip mulch to the area. As an alternative method that would not require mulch removal, the contractor could place plywood

(>3/4-inch-thick) or road mats over a four-inch layer of mulch. Mulch should be spread manually so as not cause compaction or damage.

Pruning Branches

I recommend that each tree that is designated to remain shall be pruned **only as necessary** to provide clearance for development, while maintaining a natural appearance. Any large dead branches should be removed for the safety of people working on the site. Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Any pruning (trimming) of branches should be supervised by an ISA-certified arborist. **Pruning of street trees requires a permit from the City of San Jose.**

Pre-Construction Inspection

Prior to Issuance of a Building Permit (including Grading or Demolition Permits), it is common for municipal Planning and Building Departments to request a pre-construction site inspection and report, to verify that all required tree protection and erosion control measures are in place. Inquire with your Planning Department contact for requirements.

DURING CONSTRUCTION

Special Tree Protection Measures – Trees #2 - #26 and #28

Demolition of existing hardscape should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on root cuts).

Landscaping: When excavating within 10 feet of this tree, use hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape

materials within 10 feet of trees should be no more than 4". Minimize compaction of subgrade under pavers. If roots must be cut, please see section titled "Root Pruning." No paving materials or any excavation or grading within three (3) feet of trunks.

Project Arborist Supervision

If arborist monitoring is required during the project, I recommend the following monitoring schedule:

- Pre-construction site inspection, to verify that all required tree protection and erosion control measures are in place.
- Demolition, grading, and excavation, and/or trenching activities where grade changes exceed 4" within the drip line of a protected tree. Boring for pier installation.
- Monthly TPZ compliance inspections.
- Any pruning or root pruning activities.
- Final compliance report

Irrigation

Maintain normal irrigation; as a rule of thumb, provide 1- 2 inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. However, native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Root Pruning

Roots often extend farther beyond the tree than people realize. Even outside of the fencing protecting the critical root zone, there are roots that are important to the wellbeing of the tree. Builders may notice torn roots after digging or trenching. If this happens, exposed ends should be cut cleanly.

However, the best way to cut roots is to cut them cleanly *before* they are torn by excavating equipment. Roots may be exposed by gentle excavation methods and then cut selectively. Alternatively, a tool specifically designed to cut roots may be used to cut through the soil on the tree-side of the excavation line prior to digging so that roots are not torn. **I recommend that root pruning of any root over one inch (1") be supervised by the project arborist.**

POST-CONSTRUCTION

Ensure any mitigation measures to ensure long-term survival including but not limited to:

Continued Tree Care

Provide adequate and appropriate irrigation. As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Mulch insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Take care not to pile mulch against the trunk.

Do not fertilize unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show signs of stress. Signs of stress include unseasonably sparse canopy, leaf drop, early fall color, browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

Conclusion

The proposed multi-family building project appeared to be a valuable upgrade to the neighborhood. After review of the plan set, I determined that retainment of trees #1, #27, #29 - #43, #50, and #52 would not be possible if the project were to move forward as planned.

If any of the parties involved have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (408) 497-7158 or busara@bofirestone.com.

Signed,

Bo Firestone | ISA Certified Arborist WE-#8525A | ISA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualification | Member – American Society of Consulting Arborists

Supporting Documents

Photos


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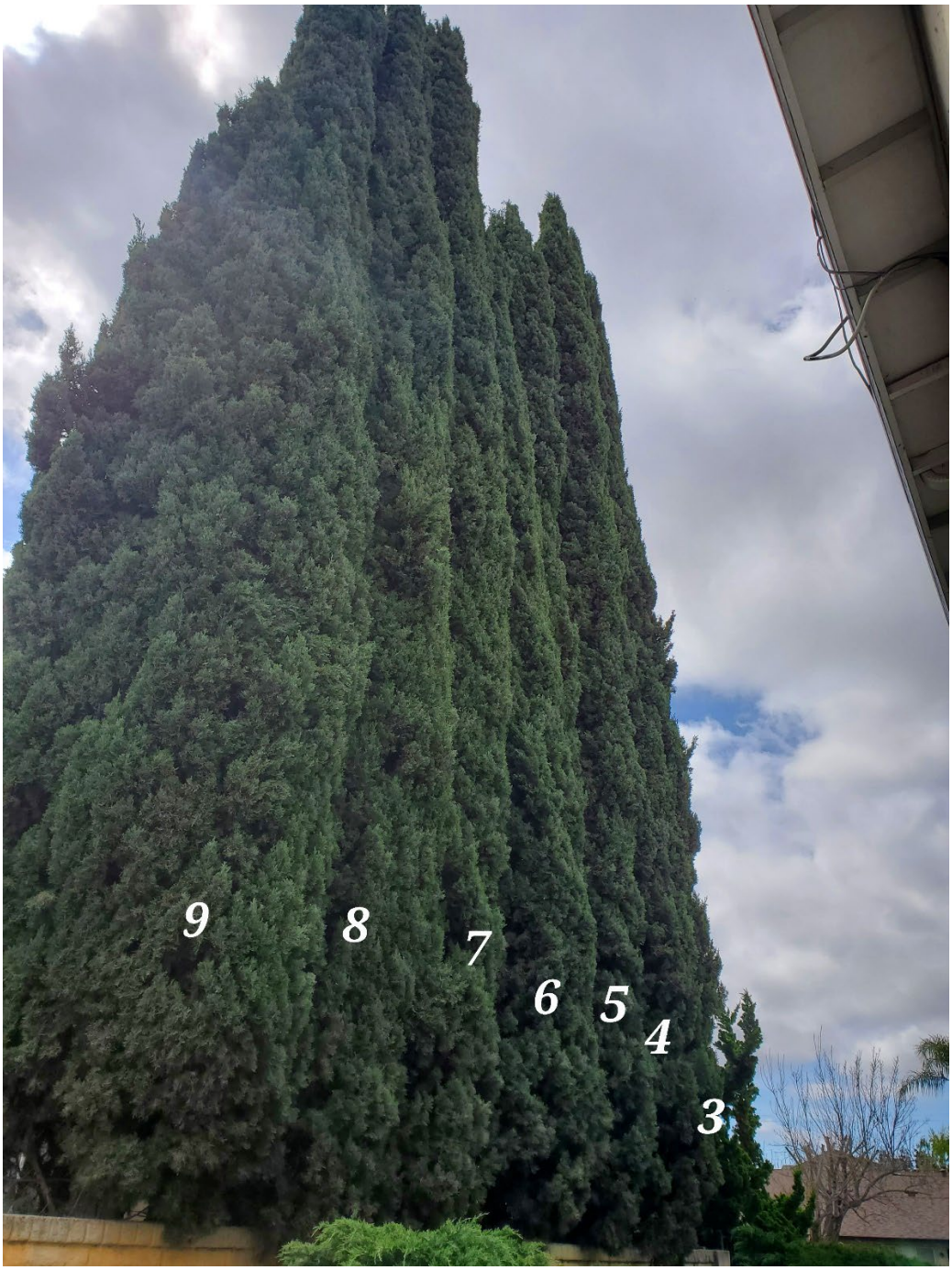
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Trees #26 - 12


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TOYOTA


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GM
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STOP


50
TOWED AWAY


51


52

Glossary

DBH / DSH: Trunk diameter at 4.5' above grade. Trees which branch at 4.5’ may be measured at the narrowest part below the point of branching.

Mathematic DBH: diameter of multitrunked tree, mathematically derived from the combined area of all trunks.

CONDITION-Ground based visual assessment of structural and physiological well-being:

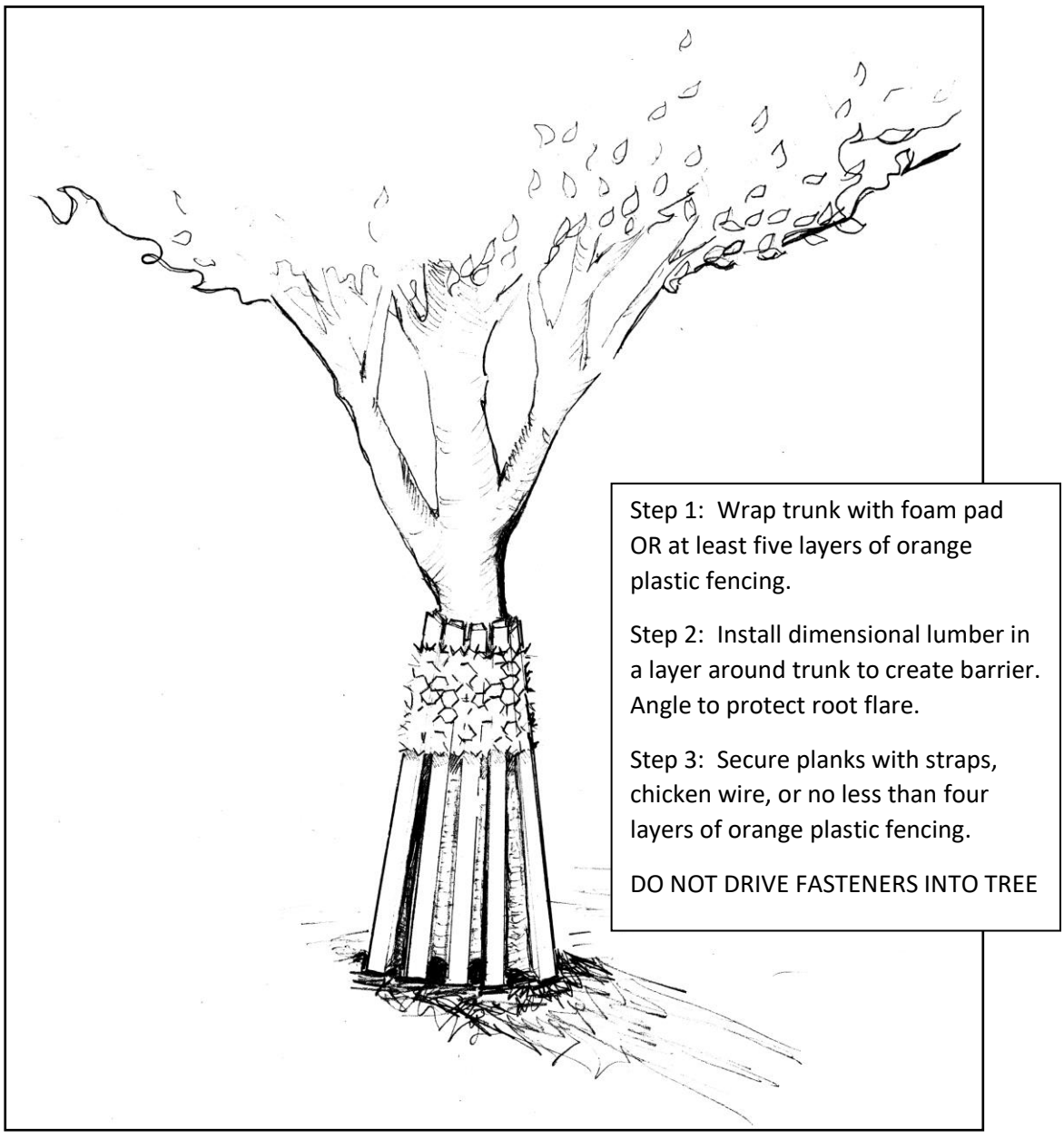
> **"Excellent"** = 81 - 100%; Good health and structure with significant size, location or quality.
>
> **"Good"** = 61-80%; Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining.
>
> **"Fair**" = 41-60%; Reduced vigor, a significant structural defect, or multiple correctable defects, and/or other significant signs of stress
>
> **"Poor" =** 21- 40%; In potentially irreversible decline, structure an aesthetics severely compromised
>
> **"Very Poor"** = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape
>
> **"Dead/Unstable**" = 0 - 5%; No live canopy/buds or failure imminent

SPREAD: Diameter of canopy between farthest branch tips

TREE STATUS: A “Protected Tree” in the City of Campbell has a trunk diameter (DBH) of 12 inches or more. Exceptions may be granted by the City for certain undesirable species. “Street Trees” within the public right-of-way and are public property. However, some responsibility for the tree may fall to the adjacent property owner (please refer to your City code).

TPZ II – Alternative Method of Tree Protection

May be used to protect trunk from damage during construction activities when standard TPZ fencing is not practical. Install prior to construction activities. Adjust to allow for diameter growth as needed.



Step 1: Wrap trunk with foam pad OR at least five layers of orange plastic fencing.

Step 2: Install dimensional lumber in a layer around trunk to create barrier. Angle to protect root flare.

Step 3: Secure planks with straps, chicken wire, or no less than four layers of orange plastic fencing.

DO NOT DRIVE FASTENERS INTO TREE

Created by Bo Firestone 2018

TREE INVENTORY - 1298 Tripp Ave., SAN JOSE, CA

4/5/2022

All trees on the property with a trunk > 4" dbh, and over 6' tall.

								TREE IMPACT ASSESSMENT					
Number	**Common Name**	**Botanical Name**	**Circ. (inches)**	**DBH (inches)**	**Height (feet)**	**Spread (feet)**	**Status***	**Condition**	**Age**	**Species Tolerance**	**Impact Level**	**Suitability Rating**	**REMOVE/ RETAIN**
1	Chinese Juniper	*Juniperus chinensis*	35	11	10	5	N/A	**POOR**	MATURE	MODERATE	SEVERE	**LOW**	REMOVE (X)
2	Hollywood Juniper	*Juniperus chinensis 'Torulosa'*	28	est. 9	20	20	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
3	Italian Cypress	*Cupressus sempervirens*	25	8	50	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
4	Italian Cypress	*Cupressus sempervirens*	25	8	50	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
5	Italian Cypress	*Cupressus sempervirens*	25	8	50	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
6	Italian Cypress	*Cupressus sempervirens*	25	8	50	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
7	Italian Cypress	*Cupressus sempervirens*	25	8	50	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
8	Italian Cypress	*Cupressus sempervirens*	25	8	50	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
9	Italian Cypress	*Cupressus sempervirens*	25	8	50	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
10	Raywood Ash	*Fraxinus oxycarpa 'Raywood'*	44	est. 14	35	25	**Ordinance-size**	**POOR**	OVERMATURE	MODERATE	MODERATE	**LOW**	RETAIN
11	Raywood Ash	*Fraxinus oxycarpa 'Raywood'*	38	est. 12	45	25	**Ordinance-size**	**FAIR**	MATURE	MODERATE	MODERATE	**MODERATE**	RETAIN
12	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
13	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
14	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
15	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
16	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
17	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
18	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
19	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
20	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
21	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
22	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
23	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
24	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
25	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
26	Italian Cypress	*Cupressus sempervirens*	19	6	45	5	N/A	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
27	Fig	*Ficus carica*	19	6	20	15	Fruit Tree	**FAIR**	MATURE	MODERATE	SEVERE	**LOW**	REMOVE (X)
28	Avocado	*Persea americana*	44	(2) 10	25	30	Fruit Tree	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	REMOVE (X)
29	Tree of Heaven	*Ailanthus altissima*	82	24, 10	45	35	undesirable species	**FAIR**	MATURE	HIGH	SEVERE	**LOW**	REMOVE (X)
30	Tree of Heaven	*Ailanthus altissima*	38	12	40	30	undesirable species	**FAIR**	MATURE	HIGH	SEVERE	**LOW**	REMOVE (X)

Prepared by Busara Firestone
ISA Certified Arborist #WE-8525A

TREE INVENTORY - 1298 Tripp Ave., SAN JOSE, CA

4/5/2022

All trees on the property with a trunk > 4" dbh, and over 6' tall.

								TREE IMPACT ASSESSMENT					
Number	Common Name	Botanical Name	Circ. (inches)	DBH (inches)	Height (feet)	Spread (feet)	Status*	Condition	Age	Species Tolerance	Impact Level	Suitability Rating	REMOVE/ RETAIN
31	Guava species	*Psidum spp.*	25	est. 8	20	15	Fruit Tree	**FAIR**	MATURE	MODERATE	SEVERE	**LOW**	REMOVE (X)
32	Guava species	*Psidum spp.*	19	est. 6	15	5	Fruit Tree	**FAIR**	MATURE	MODERATE	SEVERE	**LOW**	REMOVE (X)
33	Lemon	*Citrus limon*	13	est. 4	15	10	Fruit Tree	**FAIR**	MATURE	MODERATE	SEVERE	**LOW**	REMOVE (X)
34	Apple	*Malus spp.*	13	est. 4	15	5	Fruit Tree	**POOR**	MATURE	MODERATE	SEVERE	**LOW**	REMOVE (X)
35	Apple	*Malus spp.*	13	est. 4	15	5	Fruit Tree	**POOR**	MATURE	MODERATE	SEVERE	**LOW**	REMOVE (X)
36	Citrus	*Citrus spp.*	19	est. 6	20	15	Fruit Tree	**FAIR**	MATURE	MODERATE	SEVERE	**LOW**	REMOVE (X)
37	Tree of Heaven	*Ailanthus altissima*	44	(2) 10	40	15	undesirable species	**FAIR**	MATURE	HIGH	SEVERE	**LOW**	REMOVE (X)
38	Tree of Heaven	*Ailanthus altissima*	28	est. 9	40	15	undesirable species	**FAIR**	MATURE	HIGH	SEVERE	**LOW**	REMOVE (X)
39	Tree of Heaven	*Ailanthus altissima*	13	est. 4	40	25	undesirable species	**FAIR**	MATURE	HIGH	SEVERE	**LOW**	REMOVE (X)
40	Tree of Heaven	*Ailanthus altissima*	25	est. 8	40	15	undesirable species	**FAIR**	MATURE	HIGH	SEVERE	**LOW**	REMOVE (X)
41	Avocado	*Persea americana*	19	6	15	10	Fruit Tree	**FAIR**	YOUNG	MODERATE	SEVERE	**LOW**	REMOVE (X)
42	Chinese Hackberry	*Celtis sinensis*	44	14	40	25	**STREET TREE**	**FAIR**	MATURE	MODERATE	SEVERE	**LOW**	REMOVE (X)
43	Tree of Heaven	*Ailanthus altissima*	31	est. 10	20	10	undesirable species	**POOR**	MATURE	HIGH	SEVERE	**LOW**	REMOVE (X)
44	Sawleaf Zelkova	*Zelkova serrata*	72	23	60	50	**STREET TREE**	**FAIR**	MATURE	MODERATE	MODERATE	**MODERATE**	RETAIN
45	Sawleaf Zelkova	*Zelkova serrata*	91	29	60	40	**STREET TREE**	**FAIR**	MATURE	MODERATE	MODERATE	**MODERATE**	RETAIN
46	Sawleaf Zelkova	*Zelkova serrata*	75	24	55	40	**STREET TREE**	**GOOD**	MATURE	MODERATE	MODERATE	**HIGH**	RETAIN
47	Sawleaf Zelkova	*Zelkova serrata*	97	31	60	50	**STREET TREE**	**FAIR**	MATURE	MODERATE	MODERATE	**MODERATE**	RETAIN
48	Modesto Ash	*Fraxinus velutina*	116	37	65	45	**STREET TREE**	**FAIR**	OVERMATURE	MODERATE	MODERATE	**MODERATE**	RETAIN
49	Modesto Ash	*Fraxinus velutina*	110	35	55	35	**STREET TREE**	**FAIR**	OVERMATURE	MODERATE	MODERATE	**MODERATE**	RETAIN
50	Juniper	*Juniperus spp.*	25	est. 8	15	5	N/A	**POOR**	MATURE	MODERATE	SEVERE	**LOW**	REMOVE (X)
51	Modesto Ash	*Fraxinus velutina*	122	39	60	40	**STREET TREE**	**FAIR**	MATURE	MODERATE	SEVERE	**LOW**	RETAIN
52	Weeping Bottlebrush	*Callistemon viminalis*	19	est. 6	25	5	N/A	**POOR**	MATURE	MODERATE	SEVERE	**LOW**	REMOVE (X)

Prepared by Busara Firestone
ISA Certified Arborist #WE-8525A

NAGE NOTES

OR REPRESENTATIVE SHALL NOTIFY THE CITY OF SAN JOSE DEPARTMENT OF RT OF ANY GRADING.

VOICEMAIL NO. (408) 975-_____

CEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE NVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT URES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER . OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY ISED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE S AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

ING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR TRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED

NTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.

ND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE ALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE

LY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT

RD AREA REGULATIONS AS STATED IN CHAPTER 17.08 OF THE SAN JOSE

SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT TRICT. CALL (408) 265-2600 EXTENSION 2660 TO ARRANGE FOR DISTRICT

RE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A '050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE SANTA CLARA COUNTY CORONER IMMEDIATELY.

TE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE BORIST.

ULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE ARDS CODE SECTION 5.408.

RANT WATER CAN BE CONSIDERED IN THE PW DEVELOPMENT SERVICES OFFICE. ONTACT (408) 535-7802.

THAN 10,000 C.Y. OF EARTH. THIS GRADING PERMIT IS INVALID WITHOUT THE OM THE CITY'S TRANSPORTATION DEPARTMENT.

TH OF ANY YEAR WITHOUT EROSION CONTROL PLANS AND MEASURES TION PREVENTION MEASURES IN ACCORDANCE WITH CITY SPECIFICATIONS AND THROUGHOUT THE YEAR TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC

OR OF PUBLIC WORKS FROM A CIVIL OR SOILS ENGINEER RETAINED BY THE OF THE IMPROVEMENTS APPROVED WITH THIS PLAN SUCH AS SUBDRAINS, ON-SITE RETAINING STRUCTURES.

12. CIVIL ENGINEER INFORMATION AND STATEMENTS:
A. THE CIVIL ENGINEER FOR THIS PROJECT IS: VTH ENGINEERING, LLP
DAVE VOORHES,5823 LE FEVRE DRIVE, SAN JOSE, CA 95118
B. THIS ROUGH GRADING PLAN HAS BEEN PREPARED UNDER THE DIRECTION OF A LICENSED ENGINEER AND DESIGNED BASED ON THE RECOMMENDATIONS OF THE REFERENCED PROJECT GEOTECHNICAL REPORT.

C. THE STORMWATER CONVEYANCE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE APPROPRIATE BUILDING AND PLUMBING CODES OR HAS BEEN PROVEN TO BE DESIGNED WITH ADEQUATE CAPACITY THROUGH SIGNED AND SEALED HYDRAULIC CALCULATIONS.

13. SOILS ENGINEER INFORMATION AND REQUIREMENTS:
A. THE SOIL ENGINEER FOR THIS PROJECT IS: (NAME AND ADDRESS)
_____

B. THE GEOTECHNICAL REPORT FOR THIS PROJECT IS:
_____

C. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER.

D. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

14. A POST CONSTRUCTION "FINAL" REPORT IS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FROM A CIVIL ENGINEER RETAINED BY THE OWNER TO OBSERVE THE CONSTRUCTION STATING:

A. "THAT THE CONSTRUCTION CONFORMS TO THE LINES AND GRADES ON THE APPROVED PLANS;" OR

B. "THAT ALL SIGNIFICANT CHANGES WERE REVIEWED AND APPROVED IN ADVANCE BY THE DEPARTMENT OF PUBLIC WORKS" AND THE CIVIL ENGINEER SHALL SUBMIT A "RECORD DRAWING" PLAN.

15. A POST CONSTRUCTION "FINAL" REPORT IS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FROM A SOIL ENGINEER, AND ALSO FROM AN ENGINEERING GEOLOGIST IF THE PROJECT IS IN A GEOLOGIC HAZARD ZONE, STATING:

A. "THAT THE ANTICIPATED CONDITIONS AND MATERIALS AND ACTUAL SITE CONDITIONS AND MATERIALS WERE COMPATIBLE," AND SUPPLY SUPPORTING DATA; OR

B. "THAT THE DESIGN WAS MODIFIED TO MEET THE NEW CONDITIONS AND WAS REVIEWED AND APPROVED IN ADVANCE BY THE DEPARTMENT OF PUBLIC WORKS," AND PROVIDE SUPPORTING DATA FOR THESE STATEMENTS.

16. ACCORDING TO THE CITY'S WASTE WATER ORDINANCE, THE USE OF POTABLE (PIPED OR HYDRANT) WATER FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED.

RECLAIMED WATER IS AVAILABLE AT MULTIPLE LOCATIONS ACROSS THE CITY. TO CERTIFY FOR A RECYCLED WATER METER, PLEASE CALL LYLE FROHMAN AT (408) 794-6805.

SURVEY NOTES

1. SURVEY DATUM NAVD 88.
2. EASTERN PORTION OF PROJECT IS IN FEMA FLOOD ZONE AH. REMAINDER OF SITE IS IN FEMA FLOOD ZONE X.

LEGEND

EXISTING	(Symbol Size May Vary)	PROPOSED
	Property Boundary	
	Lot Line	
	Easement Line	
	Building Line	
	Grade Break	GB
	Curb & Gutter	
SS	Sanitary Sewer Line	SS
W	Water Line	W
E	Electric Line	
	City Standard Curb Inlet	
	Field Inlet / Flat Grate Inlet	■
	Sanitary Sewer Clean Out	○
WV	Water Valve	
	Streetlighting / Utility Box	
	Water Valve	

ABBREVIATIONS

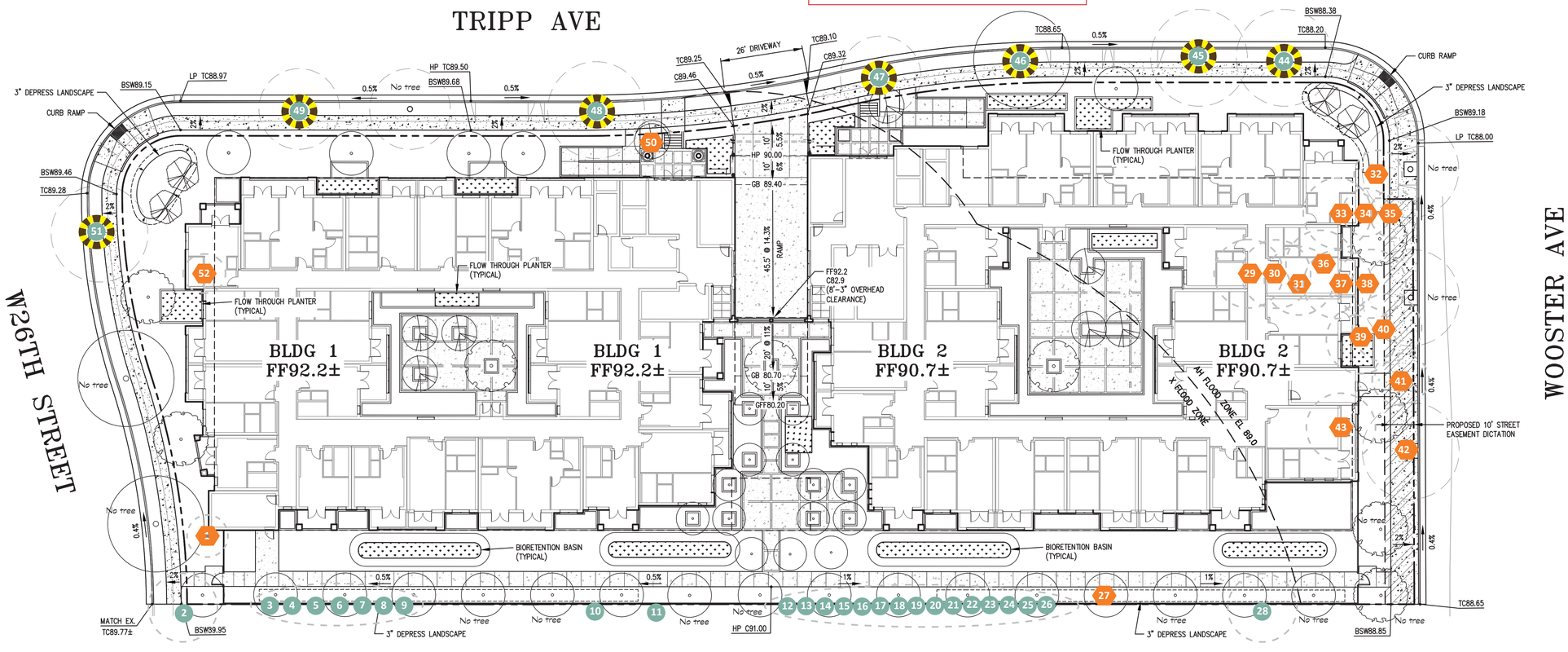
BW	BACK OF WALK	INV	INVERT ELEVATION
CO	CLEAN OUT TO GRADE	MIN	MINIMUM
C	CONCRETE	PL	PROPERTY LINE
DW	DOMESTIC WATER	PV	PAVEMENT
EX	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SL	STREET LIGHT
FG	FINISH GRADE	SS	SANITARY SEWER
FS	FIRE SERVICE or FINISH SURFACE	SSCO	SANITARY SEWER CLEAN OUT
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	UB	UTILITY BOX

20 0 20 40
scale 1"= 20' feet

TPZ MAP LEGEND:

- TREE TO REMOVE
- TREE TO REMAIN
- TREE ON NEIGHBORS PROPERTY /PUBLIC RIGHT-OF-WAY
- TRUNK WRAP (SEE ATTACHED SPEC. IF APPLICABLE)

NOTE: ALL TREES WERE PLACED BY PROJECT ARBORIST AND LOCATIONS ARE APPROXIMATE.



TREE MAP

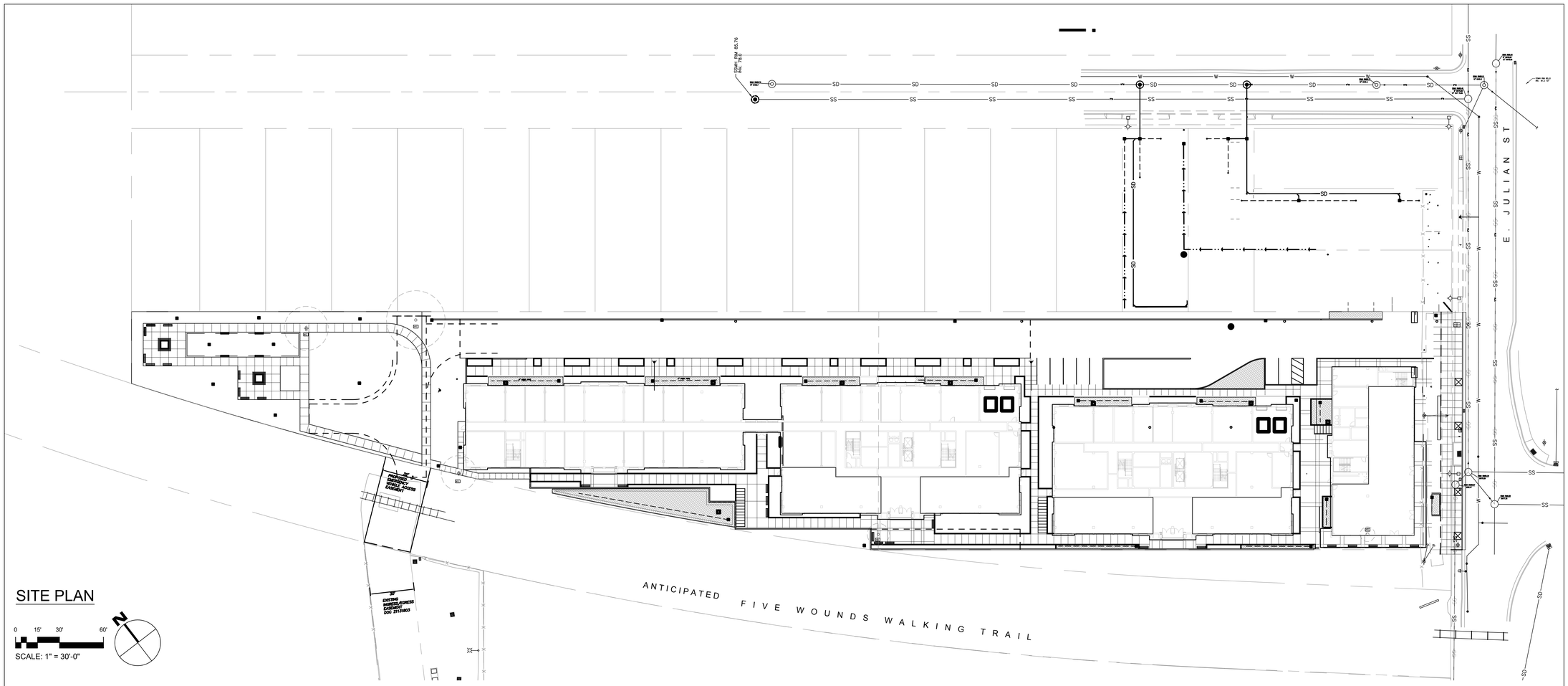
1298 TRIPP AVENUE, SAN JOSE, CA

DATE:
04/05/22

TPZ ELEMENTS DRAWN:
B. FIRESTONE
ISA-CERTIFIED ARBORIST
#WE-8525A

BASE MAP: CONCEPTUAL GRADING & DRAINAGE PLAN by ANDERSON ARCHITECTS (11/19/2021)

ARBORIST REPORT pg. 39



SITE PLAN

0 15' 30' 60'

SCALE: 1" = 30'-0"

LEGEND

X EXISTING TREES TO BE REMOVED

#99 EXISTING TREE NUMBER

EXISTING TREE SUMMARY

Number	Tree species | Common Name	Trunk Diameter (DBH)	Circumference (inch)	Height (feet)	Spread (feet)	Disposition (proposed)
1	Ulmus pumila | Siberian Elm	20.0	62.8	25	13	Remove
2	Ailanthus altissima| Tree of Heaven	12,12,10,10,15	185.26	28	30	Remove
3	Ailanthus altissima| Tree of Heaven	6,8,10,12	113.04	24	24	Remove
4	Washingtonia robusta | Mexican Fan Palm	18	56.52	10	15	Remove
5	Washingtonia robusta | Mexican Fan Palm	24	75.36	10	10	Remove
	Site contains many small Ailanthus altissima seedlings					

Tree Replacement Ratios

Circumference of tree to be removed	No. of trees to be removed	Type of tree to be removed: Native	Non-native	Orchard	Minimum size of ea. replacement tree	No. & size of replacement trees
38 inches or more (ordinance size tree)	5	5:1	4:1	3:1	15 gallon can	
		0	5	0		**20**
19- 38 inches (non-ordinance size)	0	3:1	2:1	None	15 gallon can	
		0	0	0		**0**
Less than 19 inches	0	1:1	1:1	1:1	15 gallon can	
		0	0	0		**0**
TOTAL						**20** 20, 15 gallon can or 10, 24 in. box

Landscape Plan Proposal: replacement trees **10, 24" box trees**
Unmet replacement trees on-site 0
In-lieu fee ($755.00 per tree x 0 trees) $0.00

6/23/2021 2:20:28 PM

NOTE: IF SHEET IS NOT 30"X42" THEN IT IS A REDUCED PRINT

Anderson Architects INC

kanderson@andarchinc.com Cell 408.202.5462 — Kurt B. Anderson. AIA Principal

120 W. Campbell Ave. Suite D Campbell, CA 95008 — Tel. 408.371.1269 Fax. 408.371.1276

Client:

ROYGBIV REAL ESTATE DEVELOPMENT

1238 SUTTER ST SUITE 801, SAN FRANCISCO, CA 94109

Project:

VILA DE CAMILA

1325 E JULIAN ST,
SAN JOSE, CA

Submitted for:

SITE DEVELOPMENT PERMIT

Project File Number: H22-012

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

TLA #21023.000

Stamp:

LICENSED LANDSCAPE ARCHITECT — DENNIS M. TANIGUCHI — CLA 2942 — Signature 10/31/24 — Renewal Date 01/31/23 — Date — STATE OF CALIFORNIA

Issued For

No.	Description	Date
	Resubmittal	03/16/22
	Resubmittal	07/13/22
	Resubmittal	11/03/22
	Resubmittal	01/31/23

Scale: 1" = 30'-0"

Drawn By: DT

Checked By: DT

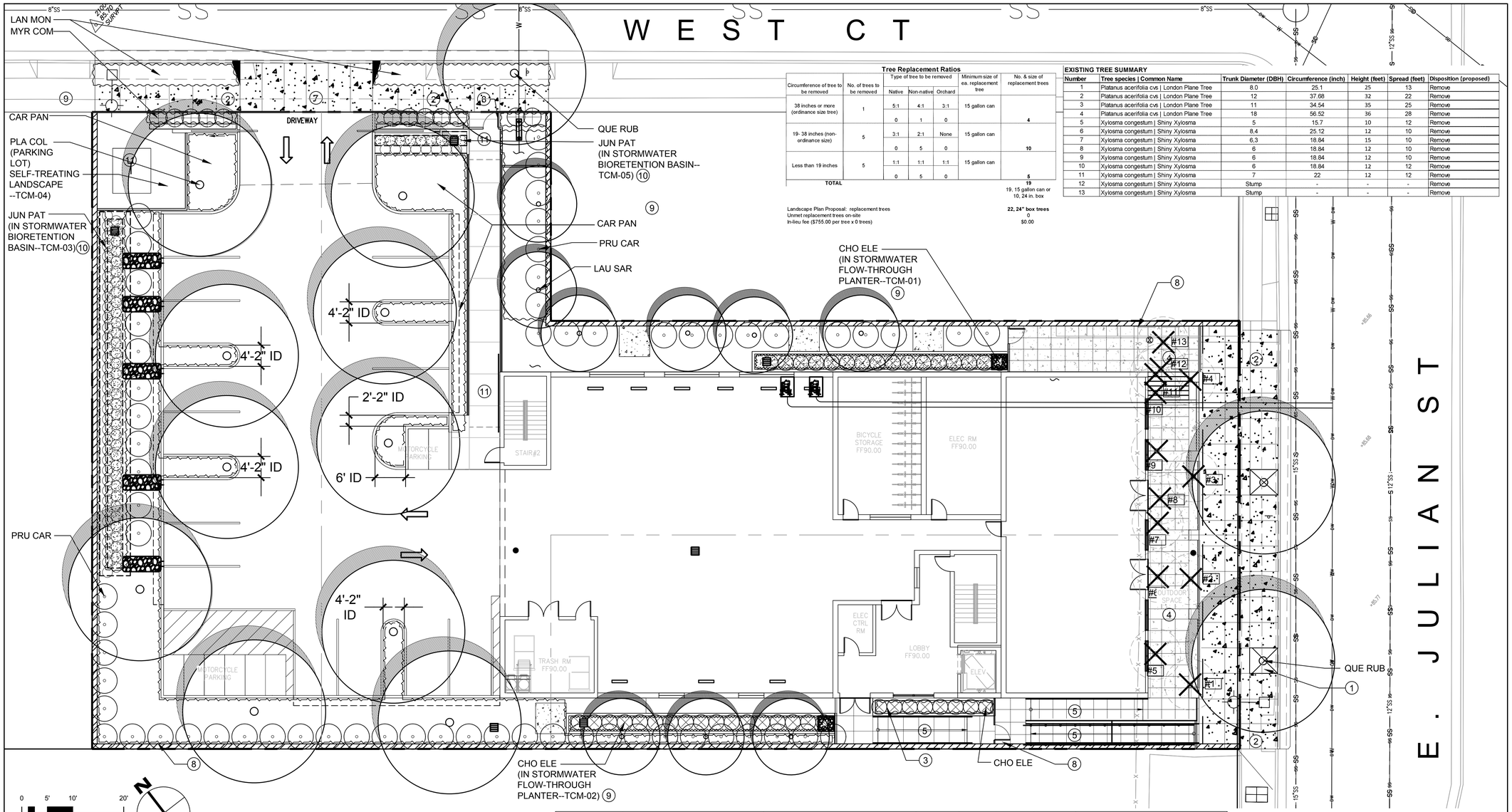
Sheet Title:

EXISTING TREE PLAN

Sheet No.:

10.4

File: X:\PROJECTS\605 S 2ND ST Job: VILA DE CAMILA



0 5' 10' 20'

SCALE: 1" = 10'-0"

Tree Replacement Ratios

Circumference of tree to be removed	No. of trees to be removed	Type of tree to be removed			Minimum size of ea. replacement tree	No. & size of replacement trees
		Native	Non-native	Orchard		
38 inches or more (ordinance size tree)	1	5:1	4:1	3:1	15 gallon can	
		0	1	0		4
19- 38 inches (non-ordinance size)	5	3:1	2:1	None	15 gallon can	
		0	5	0		10
Less than 19 inches	5	1:1	1:1	1:1	15 gallon can	
		0	5	0		5
TOTAL						19 19, 15 gallon can or 10, 24 in. box
Landscape Plan Proposal: replacement trees						22, 24" box trees
Unmet replacement trees on-site						0
In-lieu fee ($755.00 per tree x 0 trees)						$0.00

EXISTING TREE SUMMARY

Number	Tree species | Common Name	Trunk Diameter (DBH)	Circumference (inch)	Height (feet)	Spread (feet)	Disposition (proposed)
1	Platanus acerifolia cvs | London Plane Tree	8.0	25.1	25	13	Remove
2	Platanus acerifolia cvs | London Plane Tree	12	37.68	32	22	Remove
3	Platanus acerifolia cvs | London Plane Tree	11	34.54	35	25	Remove
4	Platanus acerifolia cvs | London Plane Tree	18	56.52	36	28	Remove
5	Xylosma congestum | Shiny Xylosma	5	15.7	10	12	Remove
6	Xylosma congestum | Shiny Xylosma	8.4	25.12	12	10	Remove
7	Xylosma congestum | Shiny Xylosma	6.3	18.84	15	10	Remove
8	Xylosma congestum | Shiny Xylosma	6	18.84	12	10	Remove
9	Xylosma congestum | Shiny Xylosma	6	18.84	12	10	Remove
10	Xylosma congestum | Shiny Xylosma	6	18.84	12	12	Remove
11	Xylosma congestum | Shiny Xylosma	7	22	12	12	Remove
12	Xylosma congestum | Shiny Xylosma	Stump	-	-	-	Remove
13	Xylosma congestum | Shiny Xylosma	Stump	-	-	-	Remove

NOTES:

1. ALL MULCH IN BIORETENTION CELLS SHALL BE A LAYER 3 INCHES DEEP AND BE A NON-FLOATABLE, COMPOSTED MATERIAL.

2. PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES OF BIORETENTION AREAS PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

3. FOR TREE WELL DETAIL, SEE SHEET 10.1

4. NORTH EDGE OF PARKING LOT = 95 FEET LONG. SCREEN SHRUBS AND TREES PROPOSED ALONG ENTIRE LENGTH = 100%

5. PARKING LOT SHADING
PARKING LOT AREA = 6223 SF
PROPOSED SHADE = 3936 SF (62%) OF PARKING LOT AREA

LEGEND

PROPOSED TREES

X EXISTING TREES TO BE REMOVED

#99 EXISTING TREE NUMBER

SHRUB AND GROUNDCOVER AREA

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	BASIN*	BANKS*	UPLAND*	MISC. NOTES & REQUIREMENTS
TREES							
PLA COL	*Platanus acerifolia 'Columbia'*	London Plane Tree	15 G.C.				SL/Hi. Br./Match
LAU SAR	*Laurus n. 'Saratoga'*	Hybrid Laurel	24" box				S.L./No. Whorl. Br./N. Drp. Br./Match
QUE RUB	*Quercus rubra*	Red Oak	24" box				S.L./No. Whorl. Br./N. Drp. Br./Match
SHRUBS							
MYR COM	*Myrtus communis 'Compacta'*	Dwarf True Myrtle	5 G.C.				F & B/Br. Gr.
PRU CAR	*Prunus caroliniana 'Compacta'*	Carolina Cherry Laurel	5 G.C.				F & B
GROUNDCOVERS							
CAR PAN	*Carex pansa*	Dune Sedge	1 G.C.				Plant at 15" o.c.
LAN MON	*Lantana montevidensis*	Trailing Lantana	1 G.C.				Plant at 2'-6" o.c.
STORMWATER TREATMENT AREAS (and other areas)							
CHO ELE	*Chondropetalum elephantinum*	Large Cape Rush	1 G.C.	X			
JUN PAT	*Juncus patens*	California Grey Rush	1 G.C.	X	X		

*** Planting zones per Appendix D of the SCVURPPP C.3 Handbook**

Note:	This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s)
SL	Single main, straight, dominant, leader
Hi. Br.	High branched—lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees
Br. Gr.	Branched to ground
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants.
No. Whorl. Br.	No closely spaced whirled branches. Select even symmetrical branch distribution
Match	Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants. In general plants within a group or area are to be matched, unless noted otherwise.
G.C.	Gallon Can
o.c.	On center
N. Drp. Br.	No long heavy drooping branches

KEY NOTES: STREET LEVEL

1. TREE WELL IN SIDEWALK CITY STD. 5' X 5'
2. PROPOSED SIDEWALK CITY STD.
3. RAISED PLANTERS
4. ENTRY PLAZA/DECORATIVE CONCRETE PAVING
5. ADA RAMP
7. DRIVEWAY
8. FENCE/GATE-6 FT HIGH
9. STORMWATER FLOW-THROUGH PLANTER--SEE CIVIL DRAWINGS
10. STORMWATER BIORETENTION AREA--SEE CIVIL DRAWINGS
11. CONCRETE WALK

Anderson Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson. AIA
Principal

120 W. Campbell Ave. Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

www. andarchinc.com

Client:

ROYGBIV REAL ESTATE DEVELOPMENT
1238 SUTTER ST SUITE 801, SAN FRANCISCO, CA 94109

Project:

1347 E JULIAN

1347 E JULIAN ST.
SAN JOSE, CA

Status:

SITE DEVELOPMENT PERMIT

PROJECT FILE NO: H22-001

Stamp:
Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

LICENSED LANDSCAPE ARCHITECT — DENNIS M. TANIGUCHI — No. 2942 — Signature 10/31/22 — Renewal Date 01/20/23 — Date — STATE OF CALIFORNIA

Issued For

No.	Description	Date
0	Resubmittal	May 5, 2022
1	Resubmittal	July 20,2022
2		
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Issued Date: July 14, 2021

Scale: 1" = 10'-0"

Drawn By: DT

Checked By: DT

Sheet Title:

LANDSCAPE PLAN
STREET LEVEL

Sheet No.:

10.0

File:

Job:
TLA Job: 21025.000