

From: [Hill, Shannon](#)
To: [Downtown West Project](#)
Subject: FW: Tree Replacement Ratio SCA
Date: Wednesday, March 25, 2020 8:39:28 AM

From: Linda S. Peters <lspeters@esassoc.com>
Sent: Friday, March 20, 2020 3:49 PM
To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Subject: RE: Tree Replacement Ratio SCA

[External Email]

Thank you again!
Linda

From: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Sent: Friday, March 20, 2020 2:59 PM
To: Linda S. Peters <lspeters@esassoc.com>
Subject: Tree Replacement Ratio SCA

Hi Linda,

I believe you have the most up to date language, but I have pasted it below so you can cross-check and make sure. Thanks!

Tree Replacement. The removed trees would be replaced according to tree replacement ratios required by the City, as provided in Table ____ below, as amended.

Table ____: Tree Replacement Ratios				
Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 up to 38 inches	3:1	2:1	none	15-gallon
Less than 19 inches	1:1	1:1	none	15-gallon
x:x = tree replacement to tree loss ratio				
Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees. For Multi-family Residential, Commercial, and Industrial properties, a permit is required for removal of trees of any size.				
A 38-inch tree equals 12.1 inches in diameter.				
A 24-inch box tree equals two 15-gallon trees				

Single-family and two-dwelling properties may be mitigated at a 1:1 ratio.

Since (all) ## trees onsite would be removed, ## trees would be replaced at a #:1 ratio, ## trees would be replaced at a #:1 ratio, ## trees would be replaced at a #:1 ratio, and the remaining ## trees would be replaced at a #:1 ratio. As mentioned previously, there are ## native trees on-site. The total number of replacement trees required to be planted would be ## trees. The species of trees to be planted would be determined in consultation with the City Arborist and staff from the Department of Planning, Building and Code Enforcement.

In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement or the Director's designee, at the development permit stage:

- The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees to be planted on the project site, at the development permit stage.

Pay off-site tree replacement fee(s) to the City, prior to the issuance of grading permit(s), in accordance to the City Council approved Fee Resolution. The City will use the off-site tree replacement fee(s) to plant trees at alternative sites.

Shannon Hill, Planner

Planning, Building & Code Enforcement | Environmental Review Section

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