

DOCKETED

Docket Number:	25-SPPE-02
Project Title:	NorthTown Backup Generating Facility (NTBGF)
TN #:	269589
Document Title:	NTBGF Updated Tree Removal Plan
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
Submission Date:	4/23/2026 7:35:29 AM
Docketed Date:	4/23/2026

TREE REMOVAL LEGEND	
SYMBOL	ACTION / CLASSIFICATION
	PROTECT/PRESERVE
	REMOVE (BASELINE)
	ADDITIONAL REMOVAL FOR TRANSMISSION OPTION 1

TREE REMOVAL AND MITIGATION CALCULATION ACCOMMODATING THE BASELINE PROJECT

TREE MITIGATION - REPLACEMENT TABLE - BASELINE						
CIRCUMFERENCE OF TREES	QTY. NATIVE TO BE REMOVED BY THIS PERMIT	QTY. NON-NATIVE TO BE REMOVED BY THIS PERMIT	REQUIREMENT REPLACEMENT FOR EACH TREE (NATIVE)	REQUIREMENT REPLACEMENT FOR EACH TREE (NON-NATIVE)	# OF TREES REQUIRED	MITIGATION CREDIT TO BE APPLIED TO POS-312 (DC NORTH)
38" OR GREATER	41	15	5:1 @ 15-GAL	4:1 @ 15-GAL	472 @ 15-GAL	302 NEW TREES @ 24" BOX = 604 TREES MITIGATION CREDIT
19" - 38"	3	35	3:1 @ 15-GAL	2:1 @ 15-GAL		
LESS THAN 19"	128		1:1 @ 15-GAL			

TOTAL TREE REMOVAL AND MITIGATION CALCULATION ACCOMMODATING THE OPTION 1 PROJECT (INCLUDES BASELINE REMOVALS)

TREE MITIGATION - REPLACEMENT TABLE - OPTION 1						
CIRCUMFERENCE OF TREES	QTY. NATIVE TO BE REMOVED BY THIS PERMIT	QTY. NON-NATIVE TO BE REMOVED BY THIS PERMIT	REQUIREMENT REPLACEMENT FOR EACH TREE (NATIVE)	REQUIREMENT REPLACEMENT FOR EACH TREE (NON-NATIVE)	# OF TREES REQUIRED	REQUIRED REPLACEMENT TREES TO BE MITIGATED
38" OR GREATER	62	21	5:1 @ 15-GAL	4:1 @ 15-GAL	609 @ 15-GAL	265 NEW TREES @ 24" BOX = 530 TREES MITIGATION CREDIT
19" - 38"	3	38	3:1 @ 15-GAL	2:1 @ 15-GAL		
LESS THAN 19"	130		1:1 @ 15-GAL			



CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

PROJECT TEAM:

ARCHITECT:

PLANNER / LANDSCAPE ARCHITECT:

CIVIL ENGINEER / ARBORIST:

LIGHTING / ELECTRICAL ENGINEER:

NO.	DATE	REMARKS
1	06/16/2025	1st CUP Submittal
2	04/03/2026	2nd CUP Submittal

NORTHTOWN DATA CENTER DC WEST
 370 W. Trimble Road
 San Jose, CA 95131

PERMIT TYPE:
Conditional Use Permit

PERMIT REF: **CP25-013**

AUTHORED BY: KAYVICTOR

DRAWN BY: GG

CHECKED BY: JV

JOB REF: 2404

TITLE:

TREE REMOVAL AND MITIGATION PLAN

SHEET:
L7.0

TREE #	APPROX. NAME	CROWN WIDTH	DBH (INCHES)	HEIGHT (FEET)	SPECIES	HEALTH	REMARKS	LOCATION	DATE	REVISION	NOTES	
532	Fraxinus uhdei	Shamal Ash	9.1	17	NO	Non-native	1.1	12	3	3	Mildew	BR
533	Fraxinus uhdei	Shamal Ash	7.0	22	NO	Non-native	2.1	20	4	3	Mildew	BR
534	Ligustrum lucidum	California Ironwood	15.1	47	YES	Native	4.1	38	3	3	Mildew	CR
535	Fraxinus uhdei	Shamal Ash	17.2	24	YES	Non-native	4.1	38	3	3	Mildew	CR
536	Fraxinus uhdei	Shamal Ash	9.0	19	NO	Non-native	1.1	20	3	3	Mildew	BR, CR, BR
537	Platanus incisa	London Plane	21.1	66	YES	Non-native	4.1	38	4	4	Good	
538	Fraxinus uhdei	Shamal Ash	14.4	41	YES	Non-native	4.1	38	3	3	Mildew	BR, CR, CR
539	Fraxinus uhdei	Shamal Ash	14.4	41	YES	Non-native	4.1	38	3	3	Mildew	BR, CR
540	Salix lasiolepis	Shamal Willow	6.2, 6.4, 7.2, 7.8	18	YES	Native	4.1	32	3	3	Mildew	CR
541	Fraxinus uhdei	Shamal Ash	9.1	19	NO	Non-native	1.1	21	3	3	Mildew	CR
542	Fraxinus uhdei	Shamal Ash	4.8	13	NO	Non-native	1.1	12	3	3	Mildew	CR
543	Quercus agrifolia	Coast Live Oak	8.4, 8.8, 9.7	27	YES	Native	5.1	21	4	3	Mildew	BR, CR
544	Fraxinus uhdei	Shamal Ash	8.4, 8.8, 9.7	27	YES	Non-native	4.1	38	3	3	Mildew	BR
545	Fraxinus uhdei	Shamal Ash	4.8, 4.7, 4.7	13	NO	Non-native	4.1	12	3	3	Mildew	BR, CR
546	Fraxinus uhdei	Shamal Ash	3.4, 3.4, 3.4, 3.4	14	NO	Non-native	4.1	12	3	3	Mildew	LN, No bark, CR
547	Quercus agrifolia	Coast Live Oak	6.0	20	NO	Native	3.1	18	3	3	Mildew	CR
548	Quercus agrifolia	Coast Live Oak	2.0	9	NO	Native	1.1	9	3	3	Mildew	CR
549	Quercus agrifolia	Coast Live Oak	7.0	24	NO	Native	3.1	9	3	3	Mildew	CR
550	Quercus agrifolia	Coast Live Oak	3.8	12	NO	Native	1.1	9	3	3	Mildew	CR
551	Quercus agrifolia	Coast Live Oak	6.0	20	NO	Native	3.1	18	3	3	Mildew	CR
552	Quercus agrifolia	Coast Live Oak	9.0	29	NO	Native	3.1	18	3	3	Mildew	CR
553	Quercus agrifolia	Coast Live Oak	4.0	14	NO	Native	1.1	7	3	3	Mildew	CR
554	Quercus agrifolia	Coast Live Oak	6.2	18	NO	Native	3.1	9	3	3	Mildew	CR

TREE #	APPROX. NAME	CROWN WIDTH	DBH (INCHES)	HEIGHT (FEET)	SPECIES	HEALTH	REMARKS	LOCATION	DATE	REVISION	NOTES	
647	Chilodactylus	Desert Willow	4, 6, 2.2, 2.2, 2.2	21	YES	Non-native	4.1	18	3	3	Mildew	
648	Chilodactylus	Desert Willow	3.4, 3.4, 2.1, 1.4	21	NO	Non-native	4.1	18	3	3	Mildew	
649	Chilodactylus	Desert Willow	2.8, 2.8, 2.8, 1.0	21	NO	Non-native	4.1	18	3	3	Mildew	
650	Alnus schubertii	Red maple	5.0	16	NO	Non-native	1.1	9	3	3	Mildew	BR
651	Alnus schubertii	Red maple	5.1	16	NO	Non-native	1.1	7	3	3	Mildew	
652	Alnus schubertii	Red maple	6.0	16	NO	Non-native	1.1	7	3	3	Mildew	
653	Alnus schubertii	Red maple	4.7	16	NO	Non-native	1.1	7	3	3	Mildew	
654	Alnus schubertii	Red maple	5.0	16	NO	Non-native	1.1	7	3	3	Mildew	
655	Alnus schubertii	Red maple	5.0	16	NO	Non-native	1.1	7	3	3	Mildew	
656	Ulmus parvifolia	Chinese Elm	6.1	21	NO	Non-native	2.1	20	3	3	Mildew	
657	Ulmus parvifolia	Chinese Elm	8.2	18	NO	Non-native	2.1	20	3	3	Mildew	
658	Ulmus parvifolia	Chinese Elm	5.4	17	NO	Non-native	1.1	24	3	3	Mildew	
659	Ulmus parvifolia	Chinese Elm	6.1	19	NO	Non-native	2.1	20	3	3	Mildew	LN
660	Ulmus parvifolia	Chinese Elm	5.0	20	NO	Non-native	2.1	20	3	3	Mildew	LN
661	Ulmus parvifolia	Chinese Elm	6.1	20	NO	Non-native	2.1	20	3	3	Mildew	LN
662	Prunus sibirica	Calico pear	10.0	41	YES	Non-native	4.1	38	3	3	Mildew	Street tree
663	Prunus sibirica	Calico pear	7.0	24	NO	Non-native	2.1	21	3	3	Mildew	Street tree
664	Prunus sibirica	Calico pear	8.0	28	NO	Non-native	2.1	20	3	3	Mildew	Street tree
665	Prunus sibirica	Calico pear	9.0	29	NO	Non-native	2.1	24	3	3	Mildew	Street tree

TREE #	APPROX. NAME	CROWN WIDTH	DBH (INCHES)	HEIGHT (FEET)	SPECIES	HEALTH	REMARKS	LOCATION	DATE	REVISION	NOTES	
555	Quercus agrifolia	Coast Live Oak	4.8	15	NO	Native	1.1	7	3	3	Mildew	CR
556	Fraxinus uhdei	Shamal Ash	12.9	47	YES	Non-native	2.1	18	3	3	Mildew	LN, CR, unknown canopy, BR
557	Fraxinus uhdei	Shamal Ash	9.9	21	NO	Non-native	4.1	12	3	3	Mildew	BR
558	Fraxinus uhdei	Shamal Ash	5.2, 5.7	20	NO	Non-native	4.1	12	3	3	Mildew	BR
559	Fraxinus uhdei	Shamal Ash	4.2, 3.8, 2.8, 2.8	40	YES	Non-native	4.1	14	3	3	Mildew	BR
560	Fraxinus uhdei	Shamal Ash	3.8, 3.8, 3.8, 3.7	40	YES	Non-native	4.1	14	3	3	Mildew	BR
561	Fraxinus uhdei	Shamal Ash	5.0	16	NO	Non-native	1.1	10	3	3	Mildew	CR
562	Fraxinus uhdei	Shamal Ash	9.2, 4.5	40	YES	Non-native	4.1	18	3	3	Mildew	CR, No bark, CR
563	Fraxinus uhdei	Shamal Ash	11.8, 2.8	40	YES	Non-native	4.1	22	3	3	Mildew	CR
564	Fraxinus uhdei	Shamal Ash	9.7	30	NO	Non-native	2.1	11	3	3	Mildew	LN, CR
565	Fraxinus uhdei	Shamal Ash	5.1	16	NO	Non-native	1.1	9	3	3	Mildew	LN, CR
566	Fraxinus uhdei	Shamal Ash	9.2	19	NO	Non-native	2.1	14	3	3	Mildew	LN, CR
567	Albizia julibrissin	Silk tree	11.0	36	NO	Native	3.1	9	3	3	Mildew	CR
568	Fraxinus uhdei	Shamal Ash	13.0	40	YES	Non-native	4.1	18	3	3	Mildew	CR
569	Quercus agrifolia	Coast Live Oak	12.4	40	YES	Native	4.1	14	3	3	Mildew	CR
570	Quercus agrifolia	Coast Live Oak	11.2	38	NO	Native	2.1	12	3	3	Mildew	No, CR, BR
571	Fraxinus uhdei	Shamal Ash	15.0	51	YES	Non-native	4.1	18	3	3	Mildew	CR, BR
572	Quercus agrifolia	Coast Live Oak	14.0	47	YES	Native	4.1	14	3	3	Mildew	CR
573	Quercus agrifolia	Coast Live Oak	3.8, 3.8	22	NO	Native	5.1	18	3	3	Mildew	
574	Quercus agrifolia	Coast Live Oak	8.0	27	NO	Native	2.1	12	3	3	Mildew	BR
575	Quercus agrifolia	Coast Live Oak	15.2	50	NO	Native	2.1	12	3	3	Mildew	
576	Pinus ponderosa	Alpine Pine	24.2	107	YES	Non-native	4.1	27	3	3	Mildew	Good
577	Pinus ponderosa	Alpine Pine	13.0	41	YES	Non-native	4.1	21	3	3	Flour	Good

TREE #	APPROX. NAME	CROWN WIDTH	DBH (INCHES)	HEIGHT (FEET)	SPECIES	HEALTH	REMARKS	LOCATION	DATE	REVISION	NOTES	
578	Quercus agrifolia	Coast Live Oak	16.0	40	YES	Native	4.1	12	3	3	Mildew	CR, unknown canopy, BR
579	Quercus agrifolia	Coast Live Oak	12.8	40	YES	Native	2.1	14	3	3	Mildew	CR, unknown canopy, BR
580	Quercus agrifolia	Coast Live Oak	17.0	50	YES	Native	4.1	12	3	3	Mildew	CR, BR
581	Quercus agrifolia	Coast Live Oak	4.8	13	NO	Native	1.1	6	3	3	Mildew	
582	Quercus agrifolia	Coast Live Oak	16.2	31	YES	Native	4.1	12	3	3	Mildew	CR, unknown canopy
583	Pinus ponderosa	Alpine Pine	29.0	80	YES	Non-native	4.1	30	3	3	Flour	Healy dead
584	Pinus ponderosa	Alpine Pine	25.0	100	YES	Non-native	4.1	20	3	3	Mildew	BR
585	Quercus agrifolia	Coast Live Oak	1.0	10	NO	Native	1.1	7	3	3	Mildew	CR No bark, CR
586	Quercus agrifolia	Coast Live Oak	6.8, 3.4	20	NO	Native	5.1	4	3	3	Mildew	CR No bark, CR
587	Quercus agrifolia	Coast Live Oak	5.0, 5.0, 5.0, 5.0, 4.0, 3.0	30	YES	Native	5.1	10	3	3	Mildew	CR No bark, CR
588	Quercus agrifolia	Coast Live Oak	10.8	30	YES	Native	5.1	10	3	3	Mildew	CR
589	Quercus agrifolia	Coast Live Oak	16.0	30	YES	Native	5.1	17	3	3	Mildew	CR
590	Quercus agrifolia	Coast Live Oak	20.0	30	YES	Native	5.1	10	3	3	Mildew	CR
591	Quercus agrifolia	Coast Live Oak	17.0	30	YES	Native	5.1	10	3	3	Mildew	CR, BR, CR
592	Quercus agrifolia	Coast Live Oak	17.4	47	YES	Native	5.1	20	3	3	Good	
593	Quercus agrifolia	Coast Live Oak	11.2	35	NO	Native	3.1	10	3	3	Mildew	BR, CR
594	Pinus ponderosa	Alpine Pine	21.2	57	YES	Non-native	4.1	22	3	3	Flour	Good
595	Pinus ponderosa	Alpine Pine	9.0	30	NO	Non-native	2.1	21	3	3	Mildew	
596	Pinus ponderosa	Alpine Pine	10.0	40	YES	Non-native	4.1	20	3	3	Mildew	BR
597	Pinus ponderosa	Alpine Pine	11.0	30	NO	Non-native	2.1	20	3	3	Mildew	BR
598	Quercus agrifolia	Coast Live Oak	20.0	24	NO	Native	5.1	10	3	3	Mildew	CR
599	Quercus agrifolia	Coast Live Oak	20.1	31	YES	Native	5.1	20	3	3	Good	
600	Quercus agrifolia	Coast Live Oak	16.1	14	YES	Native	5.1	20	3	3	Mildew	CR

TREE #	APPROX. NAME	CROWN WIDTH	DBH (INCHES)	HEIGHT (FEET)	SPECIES	HEALTH	REMARKS	LOCATION	DATE	REVISION	NOTES	
601	Pinus ponderosa	Alpine Pine	10.0	30	NO	Non-native	2.1	10	3	3	Mildew	
602	Liquidambar styraciflua	Chinese Sweetgum	10.8	40	YES	Non-native	4.1	10	3	3	Mildew	
603	Quercus agrifolia	Coast Live Oak	17.0	30	YES	Native	5.1	10	3	3	Mildew	CR
604	Quercus agrifolia	Coast Live Oak	10.7	30	YES	Native	5.1	10	3	3	Mildew	CR, CR
605	Quercus agrifolia	Coast Live Oak	30.7	30	YES	Native	5.1	10	3	3	Mildew	CR, CR
606	Quercus agrifolia	Coast Live Oak	30.0	30	YES	Native	5.1	10	3	3	Mildew	CR, CR
607	Quercus agrifolia	Coast Live Oak	21.0	30	YES	Native	5.1	10	3	3	Mildew	
608	Quercus agrifolia	Coast Live Oak	30.0	30	YES	Native	5.1	10	3	3	Mildew	
609	Quercus agrifolia	Coast Live Oak	34.8	100	YES	Native	5.1	10				